

CAP 077

Community Assistantship Program

**Historic Landscape Report:
Warden House
Stillwater, Minnesota**

Historic Landscape Report: Warden House Stillwater, Minnesota

Prepared in partnership with the
Washington County Historical Society

Prepared by
Ann Kluessendorf
Graduate Student
University of Minnesota
2003

CAP Report 077

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**Center for Urban and Regional Affairs
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CAP Report 077

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Center for Urban and Regional Affairs (CURA)
University of Minnesota
330 HHH Center
301--19th Avenue South
Minneapolis, Minnesota 55455

Phone: (612) 625-1551

Fax: (612) 626-0273

E-mail: cura@umn.edu

Web site: <http://www.cura.umn.edu>

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Historic Landscape Report

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Prepared for
The Washington County Historical Society

By

Ann Ebbessendorf
Graduate Student
Department of Landscape Architecture
University of Minnesota

2003

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Introduction

The landscape at the Warden House has evolved from its vernacular territorial inception to the Washington County's historical museum. This report analyzes the historical significance of this property and examines an appropriate rehabilitation of the landscape.

Located in Stillwater, Minnesota, the Warden House is nestled in the heart of the St. Croix River Valley. Due to Stillwater's close proximity to St. Paul and St. Croix River the Battle Hollow ravine site became a prime location for the Territorial Prison and Warden House.

One of the oldest residences in the state and the only remaining building from the Territorial Prison, the Warden's House is significant not only to Stillwater, but to the state of Minnesota. The home was designed by a Canadian carpenter and millwright, Jacob Fisher but was built by a stonemason Jesse Taylor who was first employed at Fort Snelling. Completed in 1853, one year before the organization of Stillwater as a city, it is noted that the home would have been one of the finest in the area.

During its 61 years of use, the Warden House was home to thirteen wardens and their families. According to records, warden terms of service ranged from five months to over twenty years and presumably all of them spent at least some time in the Warden House.

The decision was made by the state legislation to construct a new prison facility in neighboring Bayport, Minnesota. A complete move from Stillwater to Bayport was made between the years of 1909 to 1914. Subsequently, the Warden House was home to Thomas E. Ross, deputy superintendent and superintendent of farm machinery at the now Minnesota State Prison, from 1917 to 1938. The original prison complex was demolished in 1936 with the exception of the Warden House. In 1941, the Washington County Historical Society (WCHS) purchased the Warden House from the State of Minnesota and opened it as a museum to reinterpret the history of the county.

The Warden House property is pie shaped and is approximately 28,434 square feet or just over a ½ acre in size. Adjacent to the north, lies the historic site of the Territorial and then State Prison. Its eastern edge abuts Main Street/State Highway 95, which is the main through fare in downtown Stillwater. The southern edge of the Warden House property is Laurel Street and to the west is a steep vegetated bluff.

Nominated and designated on the National Register of Historic Places in 1974, the Warden House is historically significant because it represents the prison warden's residence in Minnesota between the years of 1853 and 1914. In addition, it is the "only remnant of the Minnesota Territorial Prison established in 1853, and the only principal structure left standing of the original Minnesota State Prison at Stillwater, Minnesota."

Preservation Planning for Cultural Landscapes

In 2003, the WCHS requested the service of a University of Minnesota graduate student to develop a site plan for the Warden House landscape. The goal of the WCHS was to determine how the site may be used to interpret the historic property and how it may be made assessable to the public. Major issues identified include improving sight lines, grading, plantings, handicapped access to the buildings, pedestrian and vehicle access to the site, creating outside interpretive areas and ensuring site's relationship to future development of the old prison site.

According to National Park Service Cultural Resources Department, specific guidelines ensure that future changes intended for a historic site follow rules and guidelines, so the historical integrity is not altered for the worse. Preservation planning generally includes historical research, inventory and documentation of existing conditions, site analysis and evaluation of integrity and significance, development of a cultural landscape preservation approach and treatment plan, development of a cultural landscape management plan and management philosophy, development of a strategy for ongoing maintenance and preparation of a record of treatment and future research recommendations. Many of these subjects are included in this document where applicable.

Sources for the Study of the Warden House Property

Due to the Warden House being under the ownership of the Territory and then State of Minnesota (1853 – 1941), careful documentation and record keeping of the landscape for the most part does not exist. Assumptions can be gathered from primary sources such as the Washington County Historical Society (WCHS) records, Sanborn Insurance Maps and historic photographs/sketches. By utilizing these primary sources, landscape period plans can subsequently be produced.

Information regarding the history of the Warden House and its landscape was derived from the work of WCHS intern Miranda Zinnel. Her work, which is available at the WCHS Research Library, gives detailed descriptions of the construction of the property and reveals personal insight from the wardens who lived there. The WCHS also provided an ALTA/ACSM survey of the Minnesota Territorial Prison site. This survey includes a portion of the Warden House property deemed Block One (Table 1.7)

The Sanborn Map Company of Pelham, New York produce detailed maps of American cities and towns that give accurate information about their buildings and other structures. From 1867 to present, the Sanborn Insurance Maps illustrate commercial, industrial and residential sections of approximately twelve thousand populated areas. These maps are intended to determine the degree of fire hazard associated with each building and show the size, shape, type of roofs, construction of dwelling, width and names of streets, property boundaries, building uses, and house and block numbers. As technology advanced, they also include sprinkler systems, location of water mains, fire alarm boxes and hydrants. All this information has made these maps an unrivaled source to study the change of American cities and towns over the past one hundred and thirty six years (Table 1.4 & Table 1.5).

Historic images were found from a number of collections and are invaluable. Photographs capture a single moment in time and reveal how the landscape has evolved over time. The WCHS has many available photographs on file at their Research Center of not only the prison but also the Warden House property. In addition to the WCHS, the Minnesota Historical Society based in St. Paul, Minnesota has a number of available photographs in their Visual Resource Collection. Lastly, historic photographic documentation cannot be complete without mentioning the work of John Runk (1878-1964). Runk's collection dates from 1900-1960 and is the largest visual documentation of the St. Croix River Valley with over 3,000 photos. Using a large format camera he captured this area for over 60 years. Runk donated his negatives and one set of prints to the Minnesota Historical Society and another to the Stillwater Public Library.

Landscape period plans are based on the review of the archival resources available for the property. To create these period plans, Sanborn Insurance Maps and historic images were utilized to best visualize what the site appeared like historically. Period plans are drawn to the best of the author's ability and discrepancies in actual placement of landscape features are expected (Table 1.1, 1.2 and 1.3).

Development of the Warden House Grounds: 1851 to 1914

Until the construction of the first Territorial Prison in Stillwater, prisoners were held at Fort Snelling, a military post on the Mississippi River near St. Paul. Frequent escapes of prisoners before sentencing prompted Governor Alexander Ramsey to advise the first territorial legislature that "there should be proper and safe places of confinement" for prisoners of the Minnesota Territory.

Several sites were suggested for the construction of the new Territorial Prison. Fate was sealed when the legislation designated St. Paul as the territorial capital in February of 1851 and the booming lumber town of Stillwater was chosen for the future site of the Territorial Prison.

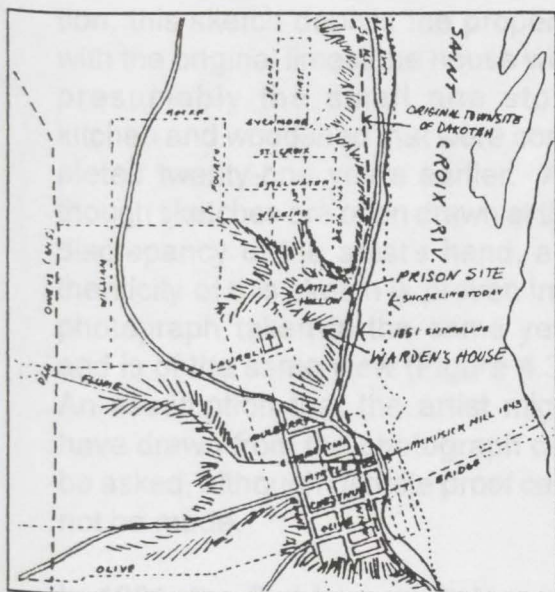


Figure 4.1

1851 map of Stillwater showing the proximity of the prison site and Warden House to the downtown and St. Croix River. Dotted lines show present day streets.

Battle Hollow, a 4-acre ravine located just north of the downtown area, was selected. Its geological history created a bowl formation surrounded on three sides by cliffs. These cliffs were natural prison walls and the warden's residence site was chosen on top of the southern cliff overlooking Battle Hollow (Figure 4.1).

According to WCHS records, construction of Warden House was begun in 1851. The densely wooded landscape of the St. Croix River Valley was stripped of its vegetation during the lumbering era of the mid to late 19th century and this would have included the future site of the Warden House and its environs. By January 1852, first mention of the landscape is made. It is recorded that \$3,579 had been spent on grading, building the walls, quarrying the stone, labor and other materials. Presumably, grading would have included the movement of soil for not only the Warden House but also the land surrounding that would become the yard.

It is presumed that the property boundaries were fenced to some extent, as the Warden was given orders in May of 1853 "for completion of the Warden's house, and for fencing the grounds connected thereto." Additionally, in July of that same year, orders were given that "the Warden cause to be erected a woodshed & kitchen on the back of the Wardens House, 16 by 36 feet on the ground, provided the same shall not cost over 600 dollars."

The following year in 1854, the Prison Board of Inspectors reported that "the grading has been finished in the front of the prison yard and Warden's house, so far as to make the premises available for use; an additional amount of grading and culverting is absolutely needed to protect the buildings and yard walls from the effect of the spring water and frost."

The next five years, from 1854-1859, considerable mention to the insufficiencies of the home were recorded by the Warden Proctor. The Minnesota State Legislature finally took notice of the warden's complaints in 1863. In addition to repairs on the house, construction of a small stable on the lot adjoining the house was completed in July of 1864. Eventually the stable became a substantial two story framed carriage barn but was dismantled and removed by 1914 when the prison moved to Bayport, Minnesota.

The earliest image of the Warden House and grounds is in 1874 (Figure 4.2). A sketch was made for an atlas and is titled, "The State Prison of Minnesota. Stillwater, Minnesota." Void of any type of significant vegetation, this sketch depicts the property with the original limestone house with presumably the small one story kitchen and woodshed that were completed twenty-one years earlier. Although sketches are often drawn at the discrepancy of the artist's hand, authenticity of this sketch is proven in a photograph taken in the same year and is of the same view (Figure 4.3). An assumption that the artist might have drawn from the photograph can be asked, although definite proof cannot be made.

In 1881, the first known photograph of the front yard of the Warden House was taken (Figure 4.4). The landscape depicted is a vastly different portrait of what provided seven years earlier in the 1874 sketch/photograph set. The Warden House stands like a beacon against the defoliated horizon, while the imposing prison structure looms next to the front yard of the residence. Taken in either the spring or the fall of 1881, this photograph gives a clear view of the front of the property due to the absence of leaves on the trees. Many trees, possibly of a maple or elm variety, have been planted and a one-story stone house structure, which disappears in later photographs, has been built into the slope of the front yard. An iron fence encloses the yard in a random geometric shape with a central gate aligned with the front door. Curiously, a set of stairs from iron gate to the sidewalk elevation is not provided.

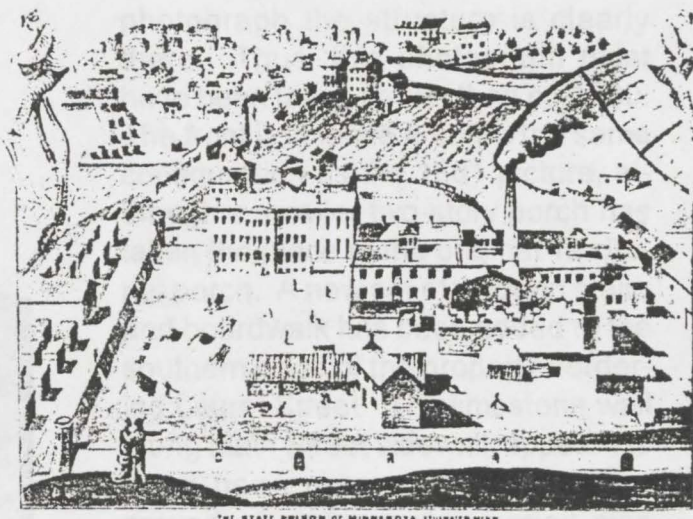


Figure 4.2
1874 sketch from an atlas looking south across Battle Hollow. The Warden House is half hidden, but evidence that the Territorial landscape was void of the dense vegetation that once covered the St. Croix River Valley.

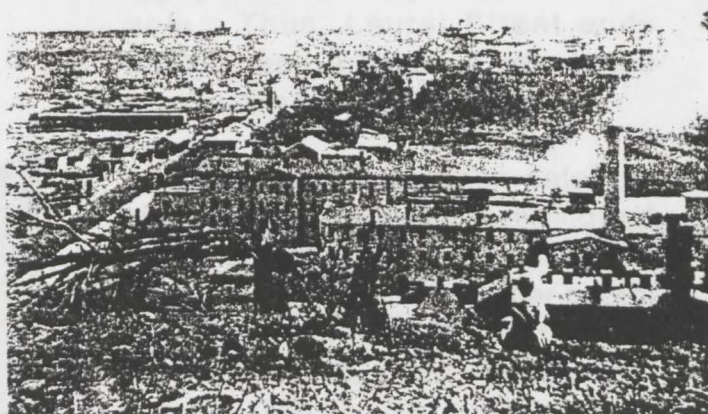


Figure 4.3
1874 photograph looking south across Battle Hollow with downtown Stillwater in the background. This photograph is similar to the atlas sketch done that same year.

limestone wall has also been added along the Main Street sidewalk to raise and level the elevation of the yard.

Another integral photograph exists of the front yard of the Warden House at this time. This photograph is dated as circa 1900, but it is the opinion of the author that this photograph was taken earlier (Figure 4.5). According to the Sanborn Insurance Map of 1898, the stone house

is no longer in existence and in this photograph the structure is clearly there. Thus, this photograph must have been taken earlier than ca. 1900. The front iron fence is still in the same configuration as the 1881 picture, although a smaller two-story porch has taken the place of the original Territorial porch. A new set of wooden stairs and boardwalk has been added to the southern edge of the property bordering Laurel Street. The limestone wall along Main Street sidewalk appears to have been reconstructed and improved. The landscape period plan dated 1881-1884 was produced during this time utilizing the previous two pictures and the Sanborn Insurance Map of 1884 (Table 1.1). The front yard is visually correct, although photographs of the backyard are not available. Thus, Laurel Street ends abruptly and a passage way to the backyard is not represented.



Figure 4.4

1881 photograph looking west across Main Street at the Warden House and adjacent State Prison. Note the stone house and iron fencing.



Figure 4.5

View of the Warden House looking directly west at the residence. Note the new two story porch that replaced the original. This photograph is dated as ca. 1900, but is assumed that it might have been taken earlier.

A subsequent photograph dated as circa 1890 exemplifies an evolving and maturing landscape (Figure 4.6). The trees that were seen in earlier photographs have grown and filled the front yard with shade during the summer months. The iron fence that once encompassed the front yard in a random geometric formation has now aligned itself against the edge of the wooden boardwalk although the central gate has disappeared. In its place, a concrete staircase has now penetrated the sidewalk wall and allows for a substantial

entrance to the property. The carriage stepping block aligned with the concrete stairs further emphasizes this central staircase axis. Visitors would exit their carriages at the step-

ping block and be invited to enter the property by this larger, more substantial staircase. The wooden staircase and boardwalk to the south has now become a secondary entry point. A pair of concrete urns and wooden benches have been added to the front yard landscape as well as a concrete sidewalk that runs from the front door to the concrete staircase with a secondary concrete sidewalk that runs parallel with the front of the house.

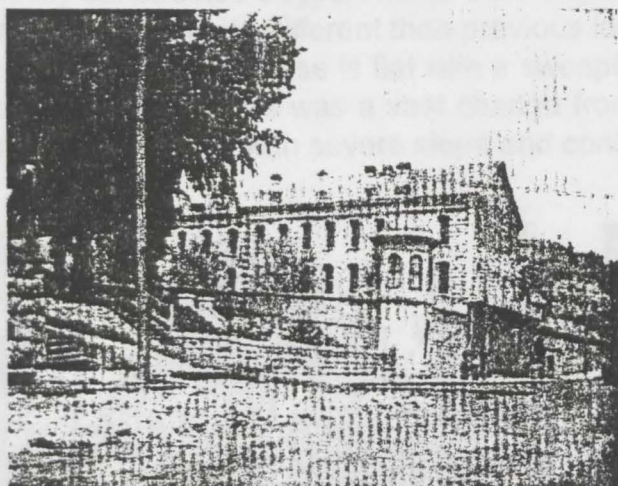


Figure 4.6

Circa 1890 photograph from Main Street looking northwest at the entrance to the Warden House and the State Prison in the background.

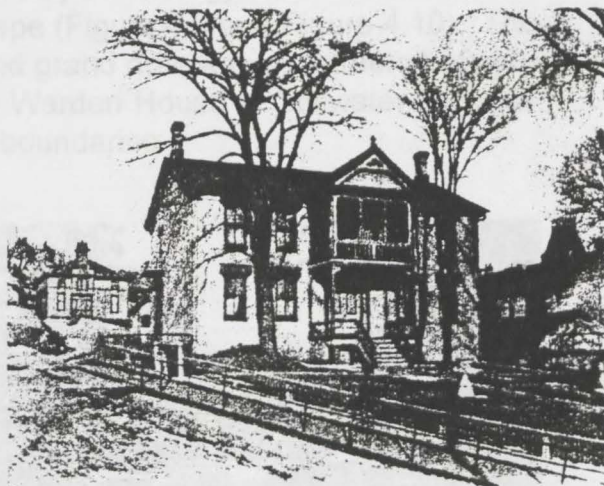


Figure 4.7

Circa 1890 photograph from Laurel Street looking west at the Warden House. Note the original carriage house in the background.

A second landscape period plan was produced for this era dated 1898 – 1910 (Table 1.2). Information for this period plan was gathered from the Sanborn Insurance Map of 1898 and photographs of this circa. The sidewalk that runs parallel to the house in the front yard and back yard is unknown from photographs and thus ends abruptly.

In 1910, a rare photograph depicting the backyard of the Warden House was taken (Figure 4.8). Presumably, more pictures were taken of the front of the Warden House due to the vantage point of the photographer being Main Street and in the public realm. The back yard was less visible from the street and part of the private realm of the warden's family. This photograph, taken of Winston Chambers grandson of Warden Henry Wolfer, reveals what the backyard looked like shortly before the State Prison shut its doors and moved to Bayport. Relatively sunny, the steep cliffs surrounding the property have not yet grown vegetation to shade the backyard. A line of four deciduous trees, presumably a variety of maple, line the driveway to the carriage house. The driveway surface is a type of aggregate, with what looks to be concrete gutters giving definitive shape to the path. The yard's ground

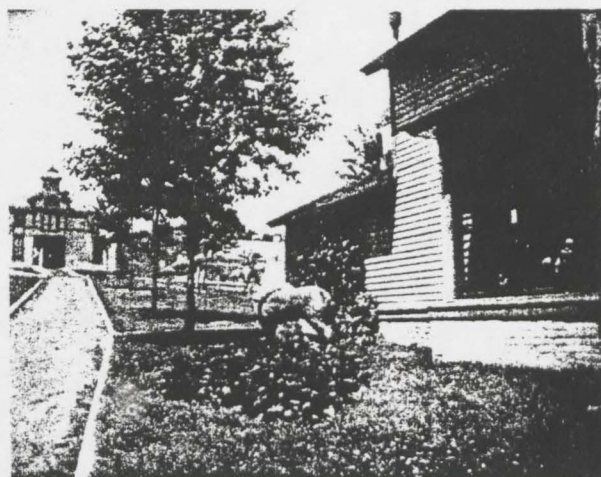


Figure 4.8

Rare 1910 photograph of the backyard with Winston Chambers, grandson of Warden Henry Wolfer.

layer is grass with a small circle of plant matter purposefully placed next to the house. In addition, there is a vine-like plant variety growing vertically on the house, possibly on a trellis.

Minnesota State Legislature approved funds for a new, improved prison facility in 1905. By 1914, the Warden House in Stillwater was abandoned as the subsequent wardens lived in the newly constructed Bayport home built with 20th century technology. The new home and its environs were quite different than previous landscape (Figure 4.9 and Figure 4.10). The front yard of the new house is flat with a sweeping and grand driveway constructed of concrete with gutters. This was a vast change from the Warden House in Stillwater that was constructed on a site with severe slope and confined boundaries.



Figure 4.9
The new Warden House at Bayport, Minnesota circa 1918. Note the concrete driveway and curb and gutter being constructed.

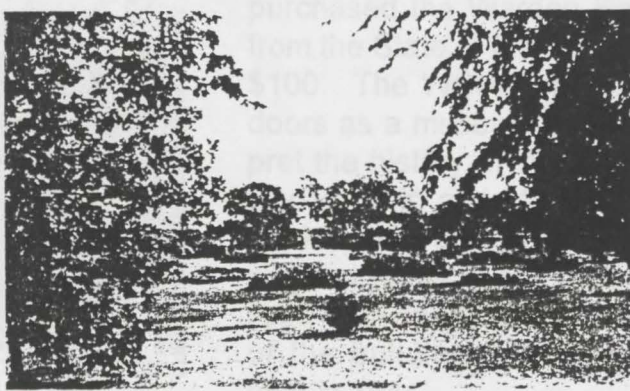


Figure 4.10
Bayport Warden House landscape taken September 12, 1922. The vast sprawling lawn, elaborate sculpture and plantings were quite a change from the Warden House in Stillwater.

Development of the Warden House Grounds: 1914 to 2003

The Warden House has remained virtually unchanged in appearance since the early 1900's although its tenants have. After the prison moved to Bayport, the Warden House was home to Thomas E. Ross and his family although the State of Minnesota still owned the home. Ross was the deputy superintendent and superintendent of farm machinery at the now Minnesota State Prison and resided in the house for 27 years (1914-1941).

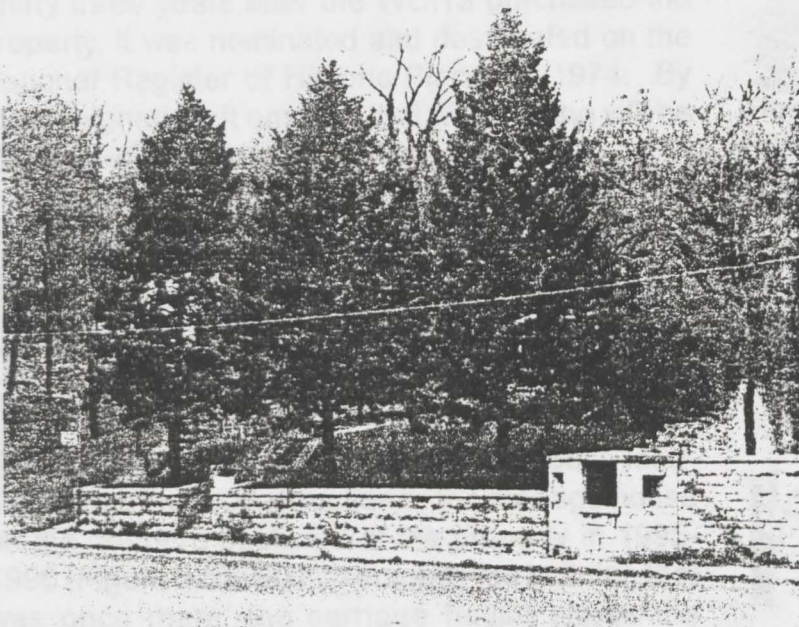


Figure 5.1

A 1954 photograph of the Warden House from Main Street looking southwest at the front yard. The three coniferous trees have been added since the wardens have left and the guard tower has been dismantled.

vegetation, the main landscape elements of the early 20th century still persist. The central concrete staircase with adjacent secondary entrance can still be seen. Three coniferous trees have been planted in a row near the limestone wall and do not allow the visitor to view the Warden House from the street. The guard tower that once stood proudly at the corner of the property has been leveled to half of its original height. In addition to the leveling of the guard tower, the prison wall that separated the Warden House from the prison complex has also been leveled by nearly half its original height.

The next subsequent photograph from 1969 showcases the Warden House better than the 1954 image from street level (Figure 5.2). The secondary entrance with its railings is evident, although the fencing material has evolved over time. A watering trough and bell have been added to the front yard and the porch has grown larger since the early 1900's photographs.

Upon learning that the Warden House was going to be disposed of in 1941, the WCHS purchased the Warden House from the State of Minnesota for \$100. The WCHS opened its doors as a museum to reinterpret the history of Washington County. Mr. and Mrs. George Buckley, who acted like caretakers and hosts of the property, lived in an apartment in the rear of the building until approximately 1944.

A photograph from 1954 depicts a Warden House landscape that has changed significantly since the days when wardens resided within its boundaries (Figure 5.1). Somewhat neglected looking and shielded by view from the street by dense

Nearly thirteen years after the 1969 photograph, another was taken in 1981 during a Stillwater Historical Home Tour (Figure 5.3). The elimination of a maple tree is noted at the left of where the woman standing on the porch. Clearly the once bare cliff that bounds the property to the south has grown dense with second growth vegetation.

Thirty three years after the WCHS purchased the property, it was nominated and designated on the National Register of Historic Places in 1974. By this designation, it ensures that the building will be maintained in its historic condition.

In 1985, the decision was made by the WCHS to restore the Warden House's front porch to the original Territorial period. The next summer, construction began and the front of the house was restored to its original 1850's appearance (Figure 5.4).

The last major change to the Warden House landscape was the reconstruction of the carriage house on the northern backyard of the property in 1995-1996 (Figure 5.5). Built to emulate the building that was once there, the carriage house stores the WCHS Research Center as well their collection in storage.

Currently in 2003, the WCHS has requested a landscape study of their property to improve the site for its visitors. The third landscape period plan was produced for this current time period (Table 1.3). Detailed analysis of the sites existing conditions will be discussed in later chapters.



Figure 5.2

A view of the Warden House in 1969. The vegetation has matured and railing is still visible.

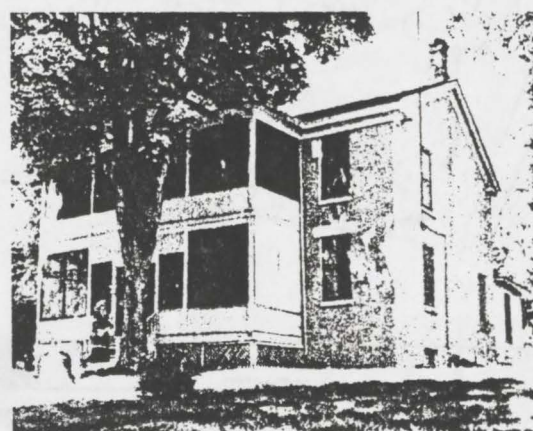


Figure 5.3

An 1981 photograph of the house, shortly before the porch was replaced by the Territorial period design.

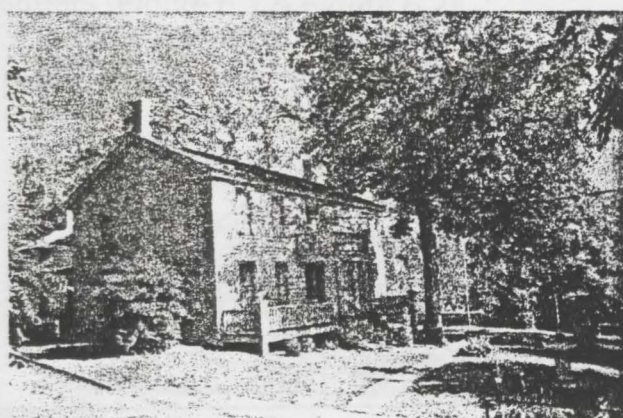


Figure 5.4

The Warden House in 1985 after the Territorial Porch was reconstructed.

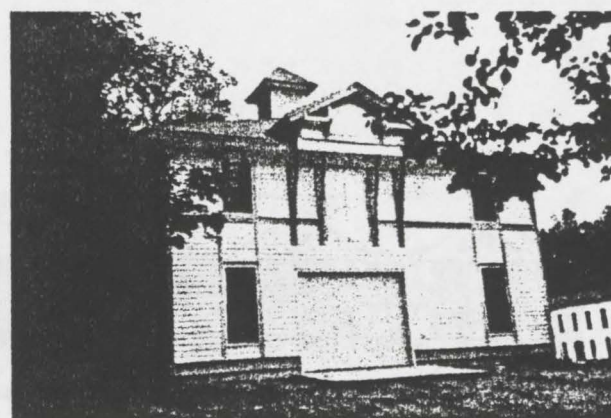


Figure 5.5

The newly constructed carriage house photograph taken in the summer of 1996.

Surrounding Context - Minnesota State Prison: 1914-2003

To understand the current utilization of the Warden House, a brief description of the Minnesota State Prison site after it was abandoned must be acknowledged. After the closing of the prison doors in 1914, the empty prison complex in Battle Hollow was utilized by private companies and then to aid in the war effort of WWII. The complex was first leased to the American Motor Company as a foundry and then to the Twin City Forge and Foundry in the 1920's. During the Great Depression of the 1930's, the prison complex lay vacant. In 1936, the main buildings were torn down as part of a Works Progress Administration (WPA) project although the shops were saved for future use. This was fortunate as they were used for war production in the early 1940's. Many previous proposals for this site were proposed over the years, but each had fallen through. A portion of the remaining complex suffered a severe fire caused by arson in the fall of 2002.

Currently, the prison complex is undergoing dramatic changes, as it becomes a mixed-use site with residential and commercial opportunities. Frauenshuh Sweeny purchased the property for \$2.1 million dollars and began construction of the housing development the summer of 2003. Reminiscent of the architecture of the prison that once stood on the property, the development will house 175 town homes and 7,000 feet of retail space. In addition to the residential and commercial ventures, the site will offer an Interpretive Center, nature trails, preserved archeological greens and cobblestone streets (Figure 6.1 & Figure 6.2).

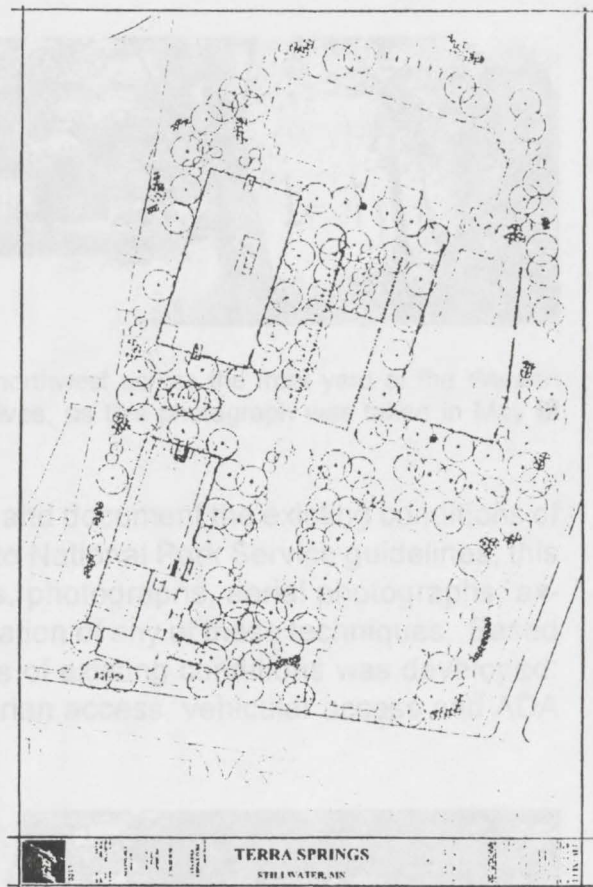


Figure 6.1
Master plan for the Terra Springs housing development that is being constructed on the historic Minnesota Prison Site.

NORTH VIEW

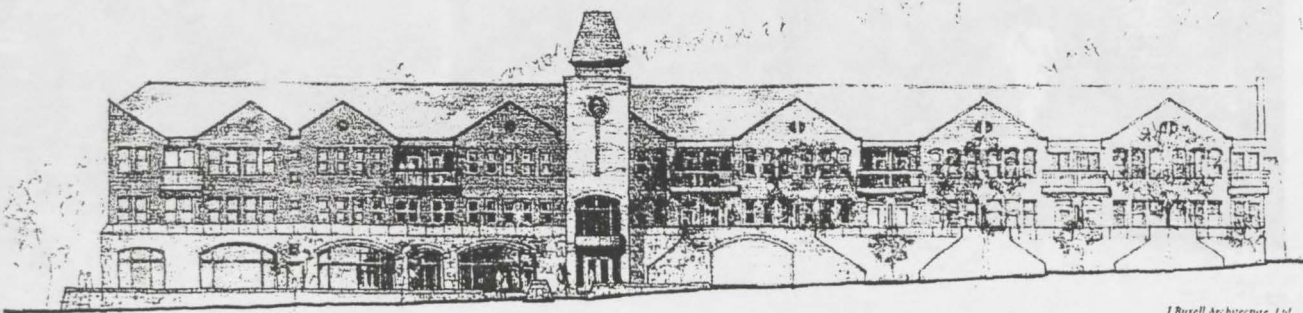


Figure 6.2
Five separate buildings are being constructed with the architecture being reminiscent of the prison structures that once stood on this site. This elevation shows housing above commercial opportunities.

Inventory and Documentation of Existing Conditions

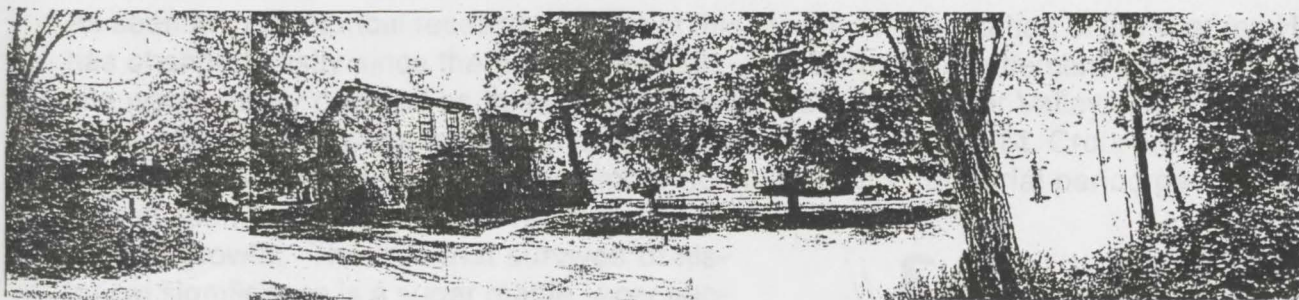


Figure 7.1

Panoramic photograph taken south of Laurel Street looking northwest across the front yard of the Warden House. Notice the extreme amount of shade this site receives, as this photograph was taken in May at approximately 2:00 p.m.

The next step after historical research is to inventory and document the existing conditions of the Warden House property (Figure 7.1). According to National Park Service guidelines, this documentation can be in the form of plans, sections, photographs, aerial photographs, axonometric perspective, narratives, video or a combination of any of these techniques. Based upon the needs of the WCHS, the following analysis of existing conditions was developed: vegetation, property boundaries, viewsheds, pedestrian access, vehicular access and ADA (Americans with Disabilities Act) access.

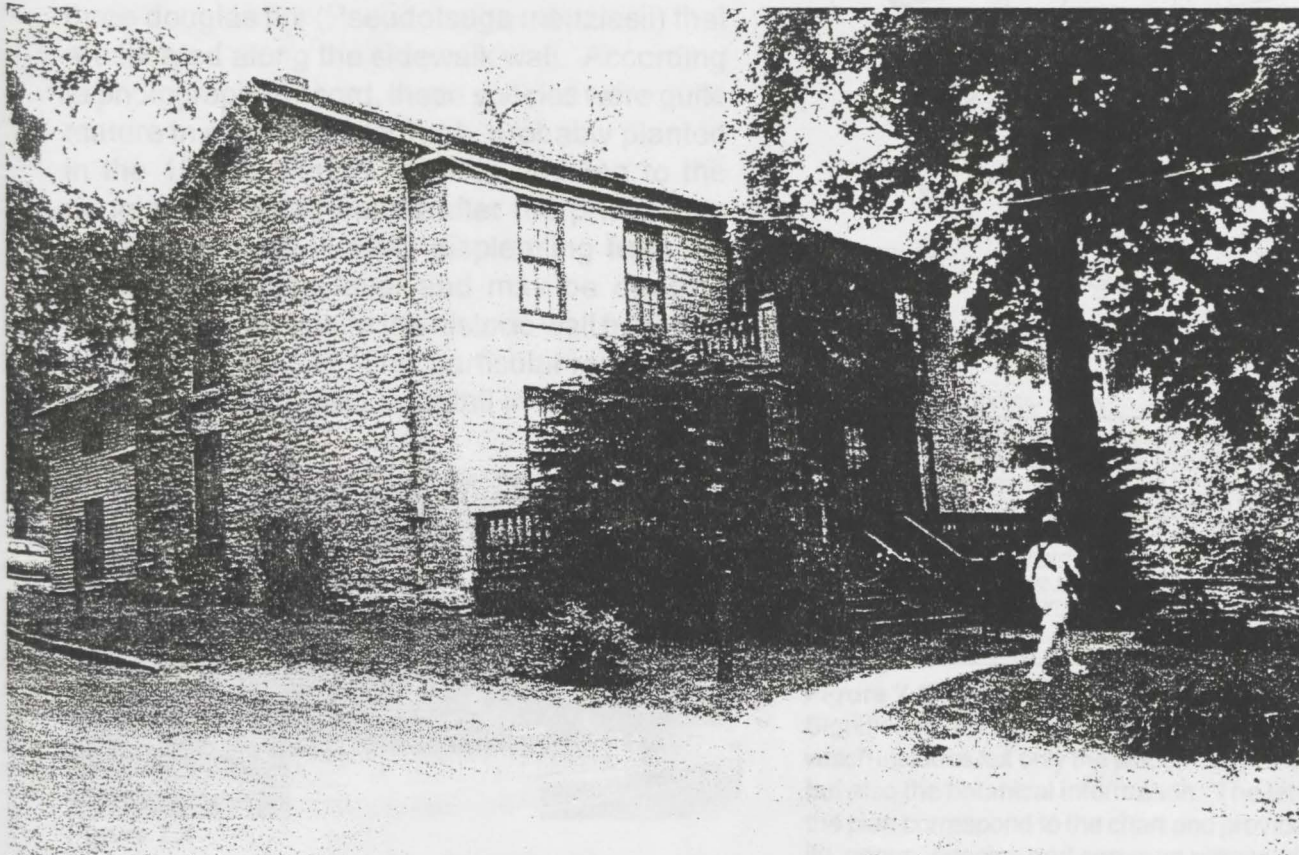


Figure 7.2

Enlarged view of the Warden House with historic sugar maple visible to the right of the porch.

Vegetation

As seen in the historical research portion of this report, the vegetation of the Warden House has changed vastly since the house was built. Pre-European settlement suggests that this site was densely covered as this property is in the St. Croix River Valley. During the boom years of Stillwater, when logging was at its peak, hillsides of the St. Croix and surrounding areas were stripped to support the lumber economy. This Territorial period gave the site a barren look that gradually revegetated with second growth. The tree that survives of historical significance is a sugar maple (*Acer saccharum*) located to the immediate right of the front door and is estimated to be approximately 110 years old (Figure 7.2). This particular tree was part of a pair, standing guard at the front porch stairs. Unfortunately the companion tree was removed sometime between 1969 and 1981 (Figures 5.2 & 5.3). Other random species of trees that dot the Warden House landscape are from a later time period and are listed specifically in the diagram (Figure 7.3).

The WCHS expressed desire to remove the three douglas firs (*Pseudotsuga menziesii*) that are located along the sidewalk wall. According to photographic record, these species were quite mature in a 1954 photograph, probably planted in the 1920's (Figure 5.1). In addition to the douglas firs being added after the prison was closed, they are visually displeasing from the street and house level and may be causing structural damage to the historic wall from root growth (Figure 7.4). This particular removal issue will be discussed in detail in the viewshed portion.

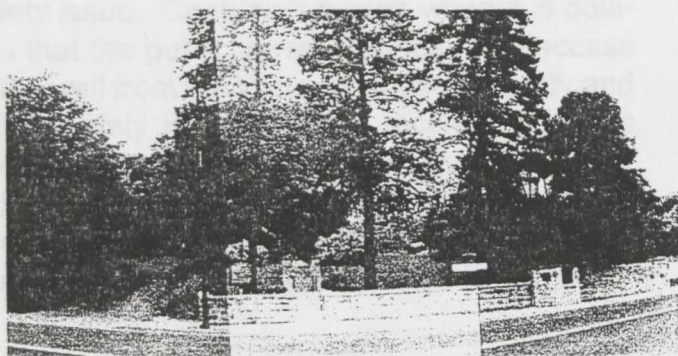
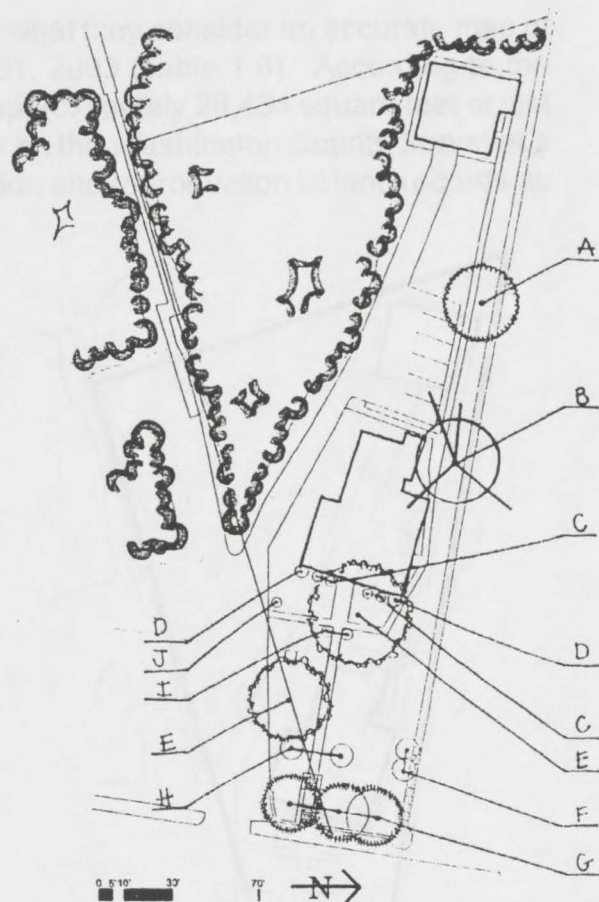


Figure 7.4

View of the Warden House from Main Street/Highway 95. Note that the douglas firs and low branches of the sugar maples block the view of the house.



	FAMILY	GENUS/SPECIES	COMMON NAME
A	Tiliaceae	<i>Tilia americana</i>	American Linden
B	Bignoniaceae	<i>Catalpa speciosa</i>	Western Catalpa
C	Hydrangeaceae	<i>H. macrophylla</i>	Common Hydrangea
D	Taxaceae	<i>Taxus baccata</i>	Common Yew
E	Aceraceae	<i>Acer saccharum</i>	Sugar Maple
F	Oleaceae	<i>Syringa vulgaris</i>	Common Lilac
G	Pinaceae	<i>Pseudotsuga menziesii</i>	Douglas Fir
H	Rosaceae	<i>Spiraea x vanhouttei</i>	Bridal Wreath Spiraea
I	Liliaceae	<i>Hosta sp.</i>	Hosta
J	Paeoniaceae	<i>Paeonia lactiflora</i>	Common Garden Peony

Figure 7.3

Significant vegetation is mapped in this diagram which includes not only the placement of the flora, but also the botanical information. The letters in the plan correspond to the chart and provide family, genus, species and common names of identified vegetation.

Property Boundaries

Due to the Warden House property being under the direction of the State of Minnesota from 1851-1914, the property boundary records are vague at best. According to WCHS board members, the property has gone virtually under the radar of professional surveys. The Sanborn Insurance Maps do give context to the historical boundaries but uncertainty is expressed as to the eastern and southern boundaries of the property (Table 1.4 & 1.5).

The Washington County Surveyor's Office does have what they consider an accurate map of the Warden House on file and is current as of May 31, 2003 (Table 1.6). According to the author's calculations, the Warden House property is approximately 28,434 square feet or just over $\frac{1}{2}$ acres in size (Figure 7.5). In a brief disclaimer on the Washington County Surveyor's map it states, "This drawing is the result of a compilation and reproduction of land records as they appear in various Washington County office

As seen in Figure 7.5, a small portion of the front yard is technically platted as being part of Laurel Street. This discrepancy area, according to the City of Stillwater Engineer Klayton Eckles, allows for the WCHS to continue maintenance of the Warden House lawn. Eckles also states that any redevelopment activity at the Warden House (future landscaping that would include development in this discrepancy zone) would necessitate a professional survey of the property. In addition, the City of Stillwater will continue ownership of the Territorial Prison wall at the northern edge of the Warden House property. When considering the safety of visitors and their proximity to the wall, Eckles states that to date, the public has no access that bring them in close proximity to the wall and thus no safety concerns are expressed. If the Warden House will be allowing close access to the wall, there could be a safety issue. Confusion occurs when it is obvious that the public currently does have access to the wall from the Warden House property and it is a safety issue. Future recommendations would be to negotiate with the City of Stillwater to provide an aesthetically pleasing fence that is current with state code, but would not inhibit the view of the Terra Springs development.

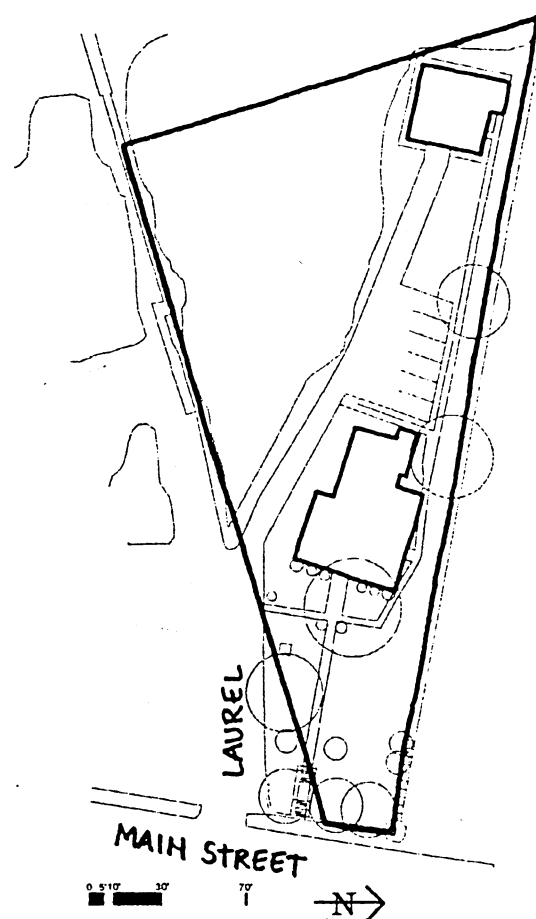


Figure 7.5

The bold black line demarks the boundaries of the Warden House property. Note the small portion at the southeastern corner which is technically the property of the City of Stillwater, but is maintained by the WCHS.

Viewsheds

The Warden House site has the potential for splendid views, as the degree of slope offers opportunities for prospect (Figure 7.6). With the removal of selected vegetation, which will be discussed in the final plan, the main central viewshed from the porch will be accentuated and enhanced (Figure 7.7). This would give visitors the view of the Minnesota Zephyr Depot and distant views of the St. Croix River. In addition to the view from the porch, the view from the street would also entice visitors to enter, as the Warden House would become visible (Figure 7.8). Two secondary viewsheds are also identified, as being points of prospect to the Terra Springs development (Figure 7.9). These secondary points also lend themselves to being gathering and interpretive points to connect with the historic prison site.

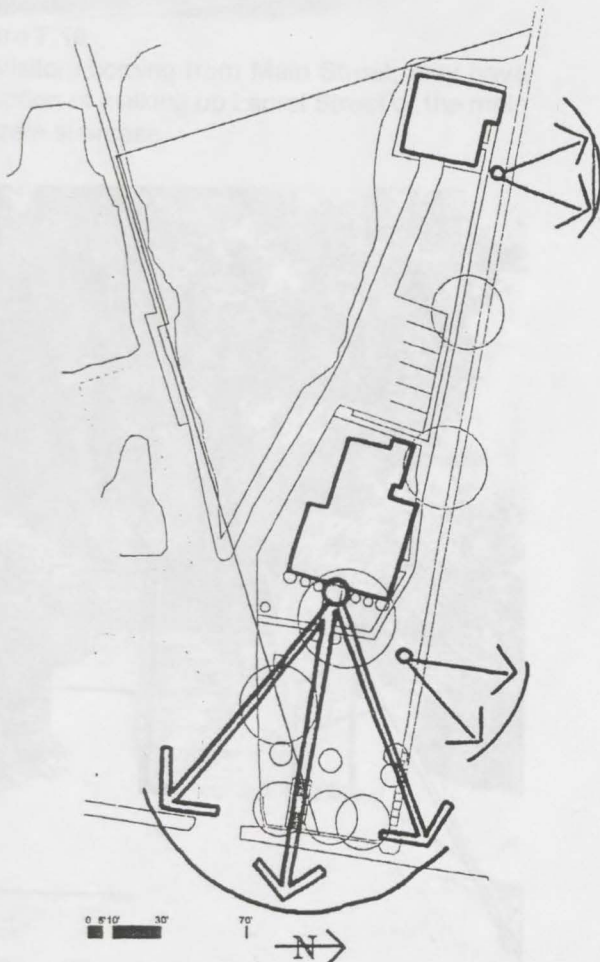


Figure 7.6

Yellow arrows exemplify the three main potential viewsheds that exist on the site. The major viewshed is located at the front porch with a secondary viewshed of the Terra Springs development in the front yard and one in the backyard near the carriage house.

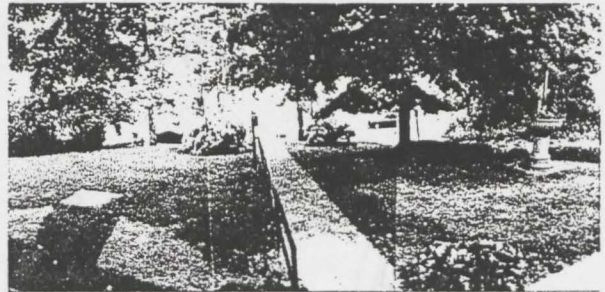


Figure 7.7

The greatest potential for a viewshed of the Minnesota Zephyr Depot and the St. Croix is from the front porch.

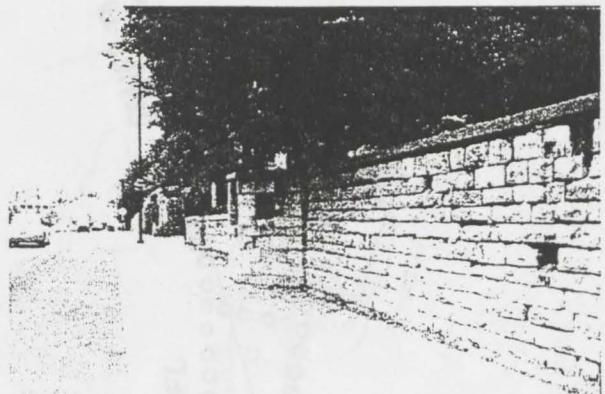


Figure 7.8

With the elimination of selected vegetation, this view from the street could entice visitors to stop.

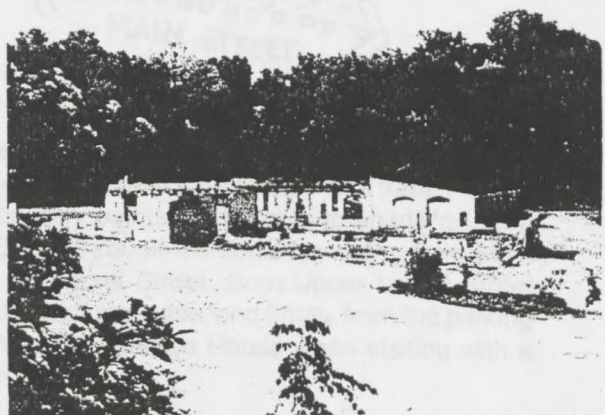


Figure 7.9

This secondary viewshed by the carriage house promises a future view of the Terra Springs development.

Pedestrian Access

A visitor who travels on foot to the Warden House has a daunting approach from street level as the slope is so severe (Figure 7.10). Many pedestrians park in the parking lot behind the Warden House, thus eliminating the slope concerns. Others come from the bluff staircase at the end of Laurel Street and enter from Upper Laurel Street. Another option is an overflow parking lot across Main Street, which is the preferential option for tour buses. Pedestrians then walk to the Warden House up the steep staircase (Figure 7.11). The diagram expresses foot traffic in orange dots with direction of flow shown with arrows (Figure 7.12).

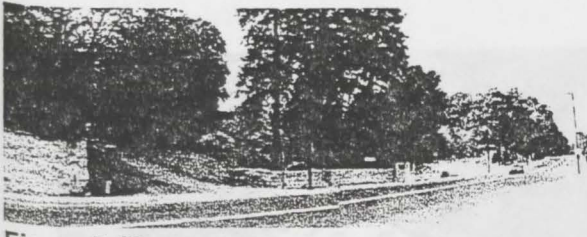


Figure 7.10

For visitors coming from Main Street, they have the option of walking up Laurel Street or the main concrete staircase.

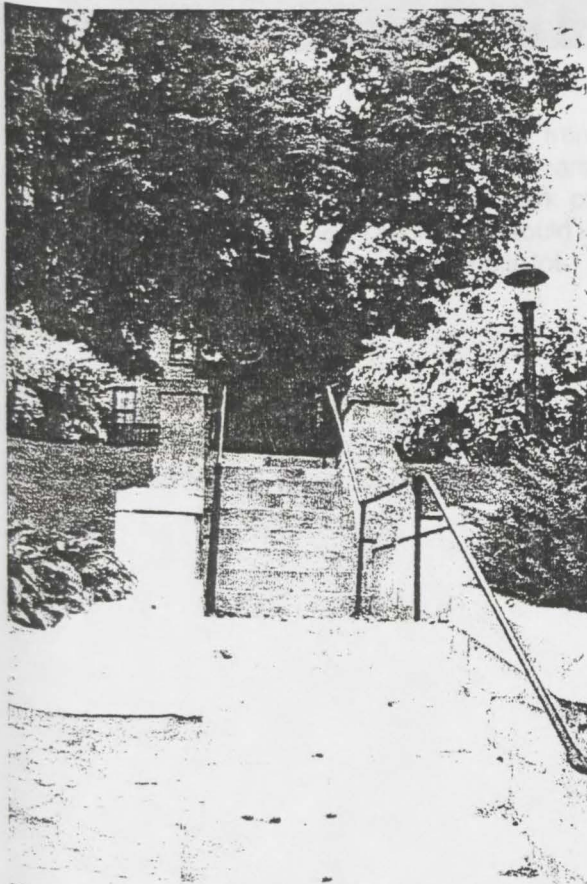


Figure 7.11

These historic concrete stairs is the main entry way from Main Street/Highway 95 for the Warden House.

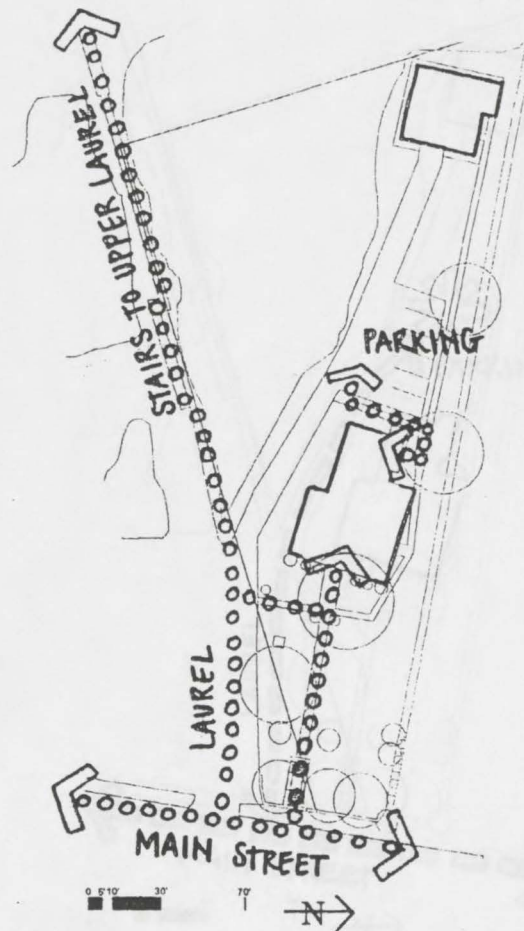


Figure 7.12

Orange dots represent pedestrian foot traffic. There are four entry points for the pedestrian visitor: from Main Street through the concrete stairs, from Main Street up Laurel Street, from Upper Laurel Street down the bluff staircase, and finally from the parking lot behind the Warden House when visiting with a vehicle.

Vehicular Access

A six stall parking lot is located behind the Warden House which was historically the warden's backyard (Figure 7.13). As stated in the pedestrian access section, the parking lot does not provide bus parking. This is due to there not being enough room to turn around and the severe slope of Laurel Street is dangerous for tour buses. The WCHS would like to see the Warden House parking lot increase in size by two spaces. The corresponding diagram depicts vehicular traffic as blue rectangles, with the destination expressed with a red node. Again, direction of flow is shown with arrows (Figure 7.14)

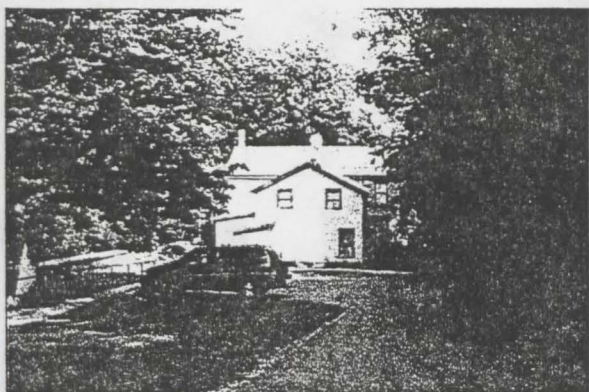


Figure 7.13

View of the back yard and parking lot from the carriage house. The lot accommodates six cars, and during busy periods, vehicles often park on the grass in the foreground. The WCHS would like to add two additional parking stalls in this lot.

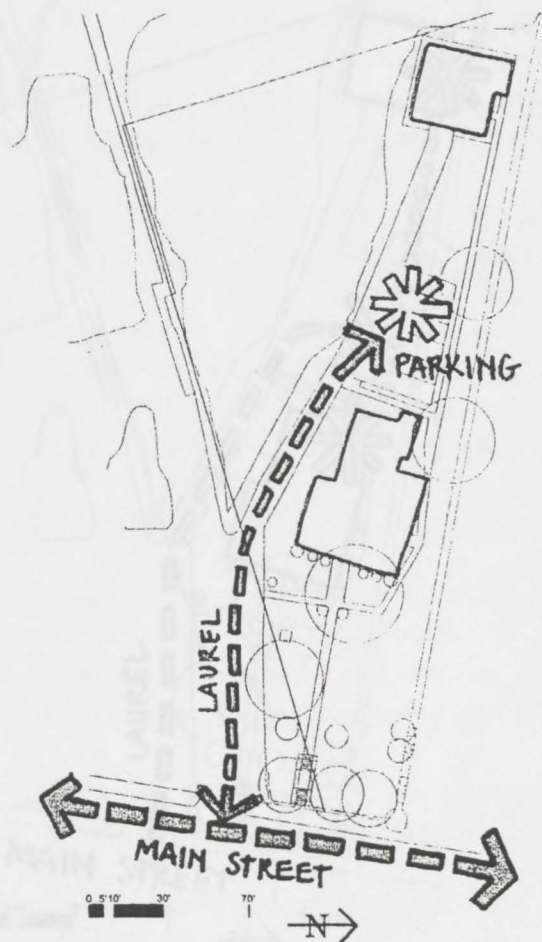


Figure 7.14

Vehicular access is denoted by blue rectangles, with the final destination of the Warden House parking lot marked by a red node. Primary traffic is on Main Street with Laurel Street ending in a dead end.

ADA Access

Visitors with disabilities are encouraged to park in the lot behind the Warden House and enter through the kitchen to eliminate the severe slope of the front yard (Figure 7.13). An ADA accessible bathroom is provided at the carriage house, and fortunately the slope is not as severe as the front yard (Figure 7.15). In the diagram drawn below, the symbols are similar to the previous diagrams. Vehicular traffic is the blue rectangles, pedestrian is orange circles, destinations are red nodes and direction of flow is given with arrows (Figure 7.16).

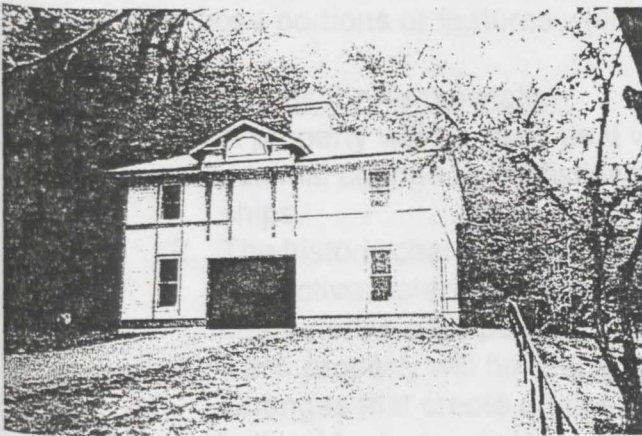


Figure 7.15

View of the carriage house from the western edge of the parking lot. The current path from the parking lot and the Warden House allows visitors to enter the handicapped bathroom located in the carriage house. This path is a slight incline and not as severe as the front yard path.

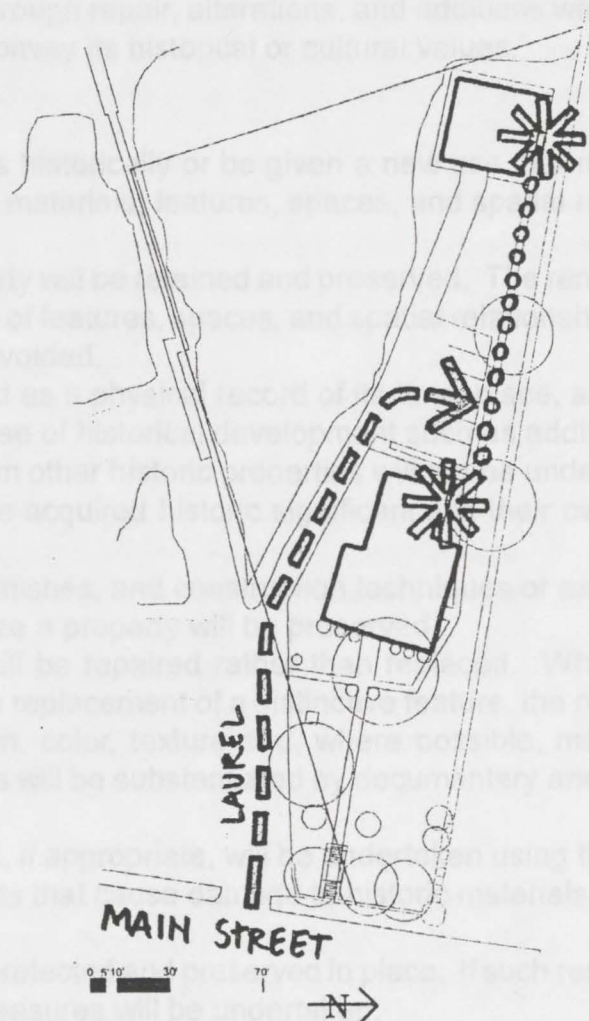


Figure 7.16

ADA access to a historic site which was not designed with these guidelines is daunting. Existing access occurs when the visitor arrives by vehicle and enters the Warden House through the kitchen. Access to the handicapped bathroom at the carriage house is gained by walking up a slight incline.

Cultural Treatment Plan

Selecting a treatment plan before creating a new site plan is suggested by the National Park Service and is based on many factors. These factors include management and interpretation objectives for the property as a whole, the period(s) of significance, integrity and condition of individual landscape features.

Due to the current condition and elements of the Warden House landscape the decision was made quickly that the preferred treatment plan should be rehabilitation. As defined by the National Park Service, a rehabilitation plan is defined as: "The act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical or cultural values."

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development such as adding conjectural features or elements from other historic properties will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historical materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

WCHS Landscape Goals

"To determine how the site may best be used to aid in interpreting the historic property and may best be made accessible to the public, so the plan will address not only the grounds but also the visual links to the rest of the community."

1. Utilize grounds to establish relationship to Territorial Prison Site (Terra Springs).
 - Gathering areas for storytelling and guided tour stops in the front and back yard will improve the usability of the site. These gathering areas will also serve as overlooks to the Terra Springs development and have weather resistant self-interpretation signs.
2. Establish visibility for pedestrians and vehicles.
 - Through selective tree trimming and removal and effective placement of signage at entry and street level, visitors will be enticed into the site.
3. Establish friendly and safe walking areas for visitors.
 - Low accent lighting along pathways and a historic iron fence encompassing the front yard will reduce the risk of injury.
4. Restore top of guard tower.
 - Through cooperation with Frauenshuh Sweeny, the guard tower located at the northeastern portion of the property shall be restored to its historic appearance.
5. Establish planting scheme to enhance visitor experience.
 - To entice visitors into the site and to give them the most rewarding experience, a Victorian Period garden scheme will be implemented. In addition, the Ruth Shubert Rose Garden will be relocated east of the carriage house in the back yard.
6. Improve water drainage on site.
 - Gutters and downspouts on the Warden House property buildings will be installed to reduce the amount of water on site. Garden plots next to the Warden House will be eliminated and planted with absorbent turf grass. If water drainage persists, pervious pavement is suggested for all currently asphalted surfaces.

Rough Draft Design

In September of 2003, the author presented the WCHS with the following rough draft design solutions. Two concepts: biomorphic and geometric, were proposed. The WCHS collectively decided to proceed with the biomorphic approach & select elements of the geometric.

CONCEPT ONE: BIOMORPHIC

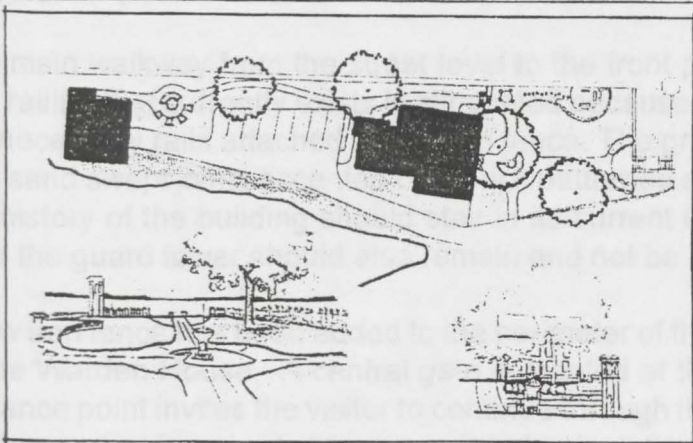


Figure 10.1

The central pedestrian axis of the front yard is widened and met with a large circular planting bed near the front porch. The watering trough would be placed in the center with carpet bedding surrounding the piece. An iron fence would encompass the front yard and have a central gate at the top of the main concrete stairs. A terraced gathering space at the north end of the yard would provide an interpretive area and overlook to the Terra Springs development. The path west from here leads to a outdoor dining area and then on to the back yard. The Ruth Shubert Rose Garden has moved back near the carriage house in a circular pattern, similar to the front yard pattern.

CONCEPT TWO: GEOMETRIC

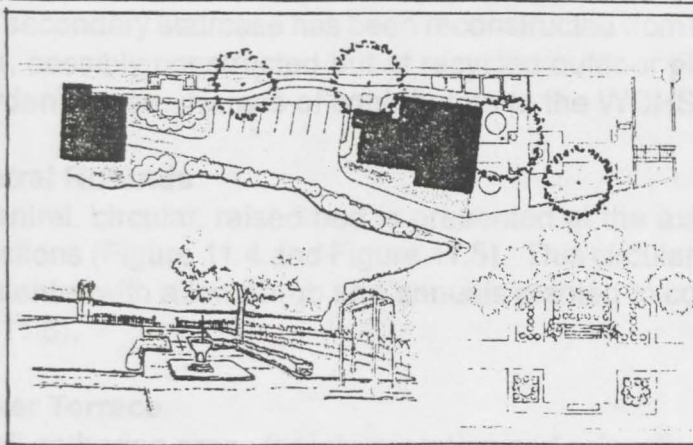


Figure 10.2

Rectilinear in form, this concept's main design elements are similar to the biomorphic, but use straight lines and create rigidity. The front yard is encompassed by an iron fence with a central gate at the top of the concrete staircase. The gathering area seen in the biomorphic is combined here with the dining area northeast of the porch. The Ruth Shubert Rose Garden is located near the carriage house, but takes on a more formal look with geometric patterns. In both concepts, the vegetation at the edge of the bluff would be cleared back 10-15 feet. In this plan it would be revegetated with native woodland shrubs that are low growing.

CONCEPT SECTIONS



Figure 10.3

The sections at left are provided to give a sense of scale and proportion to a proposed design. The Terra Spring development is sketched in lightly to express the scale of the buildings that are currently being constructed. The slope of the site is also accurate and exemplify the extremity of the front yard. The top section is from the biomorphic concept and is facing north. The terraced gathering point is noted in the front yard. Concept two is represented beneath the top section and faces south. The gathering/dining area is noted here which is combined with an overlook to Terra Springs development.

Final Proposed Design

In November of 2003, the author presented the final proposed design to the WCHS Board of Directors. The plan is a combination of the previous two concepts with an emphasis on biomorphic ideas (Figure 11.1 and Figure 11.2). Many Victorian garden principles have been incorporated which include; an unbroken lawn, open vista, paths and walkways for strolling, carpet bedding, fences, statues and urns.

The main walkway from the street level to the front porch has been kept and embellished. The railing that currently exists is eliminated because the new secondary staircase provides the necessary rails attached to the iron fence. The ground layer for all walkways are pavers with sand swept joints accented by a brick patterned edging. WCHS's metal sign describing the history of the building should stay in its current location. In addition, the wooden sign near the guard tower should also remain and not be moved.

A low iron fence has been added to the perimeter of the front lawn as seen in historic images of the Warden House. A central gate is located at the top of the concrete staircase. This entrance point invites the visitor to continue through the property. In addition to the gate, the entrance point is accented by a semi circle piece that is planted with a lush arrangement of carpet bedding (Figure 11.3).

The secondary staircase has been reconstructed from historic photographs. A wooden boardwalk, possibly constructed out of recycled outdoor plastic planks will lead the visitor to the Warden House. Names of contributors to the WCHS could be engraved into the planks.

Central Rotunda

A central, circular, raised bed is presented at the axis point which leads visitors in all four directions (Figure 11.4 and Figure 11.5). This circular bed has the watering trough placed in the center with a low shrub and annuals planted to complete the carpet bedding effect (Figure 11.6).

Lower Terrace

Small gathering areas for interpretation and relaxation have been added. The focal gathering point overlooks the archeological piece of Terra Springs development and provides an excellent space for a weatherproof self-interpretation sign (Figure 11.7). Guided tours could also stop here to rest, enjoy the elaborate plantings of annuals and take in the view. The flagpole has been relocated here and adds to the prominence and importance of this node. The floor plain consists of a limestone patio and walkway dry laid in pea gravel. The retaining wall that creates this space is also mortared limestone, similar in construction and color to the Territorial Prison wall.

Upper Terrace

The secondary gathering point is west of the interpretive area (Figure 11.8). This space creates an excellent area for small tables and chairs. Visitors can enjoy sponsored tea parties and lunches or come on their own for a picnic. The area has been leveled to the same elevation as the interpretive area and contains two small retaining walls with planting beds.

The retaining walls would be of the same material as the terraced interpretive area. A set of stairs, also in limestone would lead the visitor to the back yard, passing the parking lot to the Ruth Shubert Rose Garden. This is the third gathering point and overlook.

Ruth Shubert Rose Garden

This Victorian garden has been located near the carriage house because this space receives sunlight during the day (Figure 11.9). A geometric shape lends itself to a lovely Victorian rose garden complete with bench and urns used as planters. Additionally, the second weather-proof interpretive sign would be located against the prison wall. This rose garden also leads the visitor to the carriage house and the handicapped bathroom.

Carriage House Gardens

The area southeast of the carriage house has been embellished with a grouping of planting beds that showcase shade tolerant annuals and various small shrubs (11.10). The beds are bordered by the same brick edging that is seen throughout the site. Bricks from the Prison Site ruins could be used as the patterned edging for not only the Carriage House beds but also throughout the site.

Two additional parking spaces have been provided at the west end of the parking lot. They are the same size and shape as the others and now allow for eight cars to be parked here (Figure 11.11).

The major vegetation has also changed and modified. The three douglas firs have been eliminated from the front yard as well as the two bridal wreath spireas and two lilac bushes. It is proposed that bridal wreath spireas be relocated as a foundation planting in front of the porch. It is also recommended that the sugar maples in the front yard be trimmed up to allow the visitor to view the house from the street. This allows for a spectacular view from the front porch. Lastly it is recommended that the vegetation on the south side of the parking lot be removed to a distance of 15'. A detailed Victorian Period plant list will assist the WCHS for selection of annuals, perennials and shrubs (Table 1.8).

It is recommended that the WCHS phase installation of the landscape plan from the street level back to the carriage house. Visitors who are interested in experiencing the site are much more likely to enter the site if it is inviting. The following phases will be as follows:

- | | |
|-------------------|---|
| Phase I | Removal of three douglas firs and trimming of the two sugar maples. |
| Phase II | Reconstruction of the guard tower in collaboration with the City of Stillwater, WCHS and Terra Springs development. |
| Phase III | Reconstruction of the secondary stairs and boardwalk. |
| Phase IV | Installation of the front yard iron fence. |
| Phase V | Removal of the two bridal wreath spirea and installation of the Entry Garden and main walkway. |
| Phase VI | Installation of the Central Rotunda. |
| Phase VII | Installation of the Lower Terrace and removal of the two common lilacs. |
| Phase VIII | Installation of the Upper Terrace. |
| Phase IX | Installation of the Ruth Shubert Rose Garden and addition of two parking stalls. |
| Phase X | Installation of the Carriage House Gardens and removal of bluff vegetation. |

Figure 11.1

This image is the final master plan for the new Warden House landscape. It includes many elements of Victorian gardens, while keeping the overall theme of the Warden House.

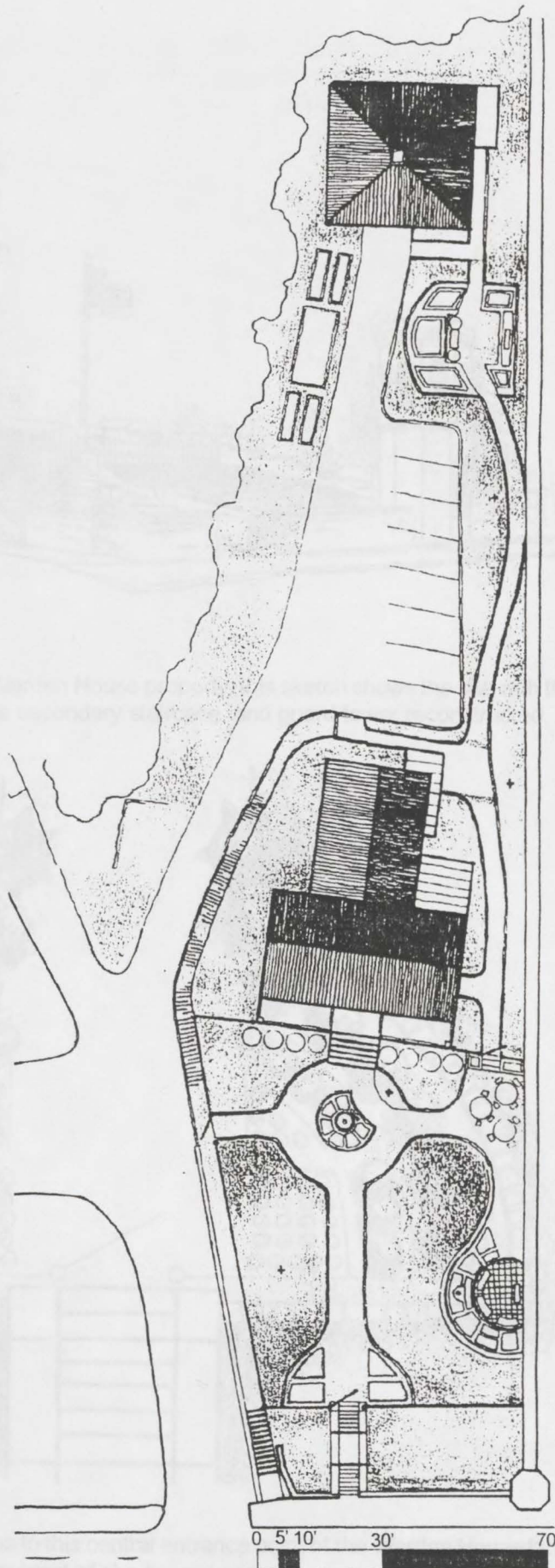
It retains the overall slope, but reacts to provide small, level gathering spaces to enjoy the front yard's vistas and overlooks.

The Upper Terrace provides visitors a space to sit at small tables and enjoy lunch or outdoor presentations sponsored by the WCHS. Weatherproof interpretive signs can be found at the Lower Terrace and Ruth Shubert Rose Garden near the carriage house.

The central axis from the street to the front door is kept and accentuated with a circle, raised planting bed with the water trough placed in the middle.

An iron fence encompasses the front yard and is similar to the historic fence that was found in photographs. A secondary staircase is also recreated from historic photographs and provides an entry point with a railing for visitors who need assistance.

Two additional parking spaces have been added to the west end of the lot and now provide the WCHS with eight vehicle spots.



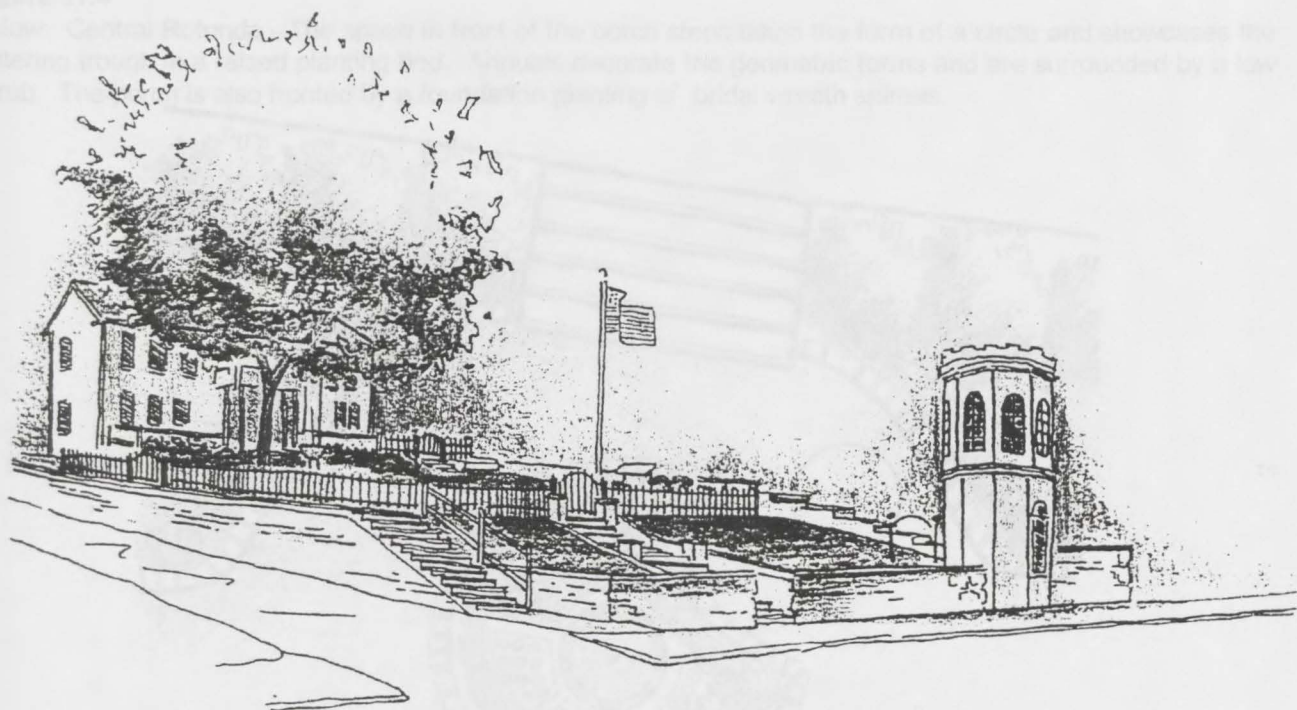


Figure 11.2

Above: A revealing axonometric of the Warden House property, this sketch shows the site with the douglas firs removed, the new fence installed and the secondary staircase and guard tower reconstructed.

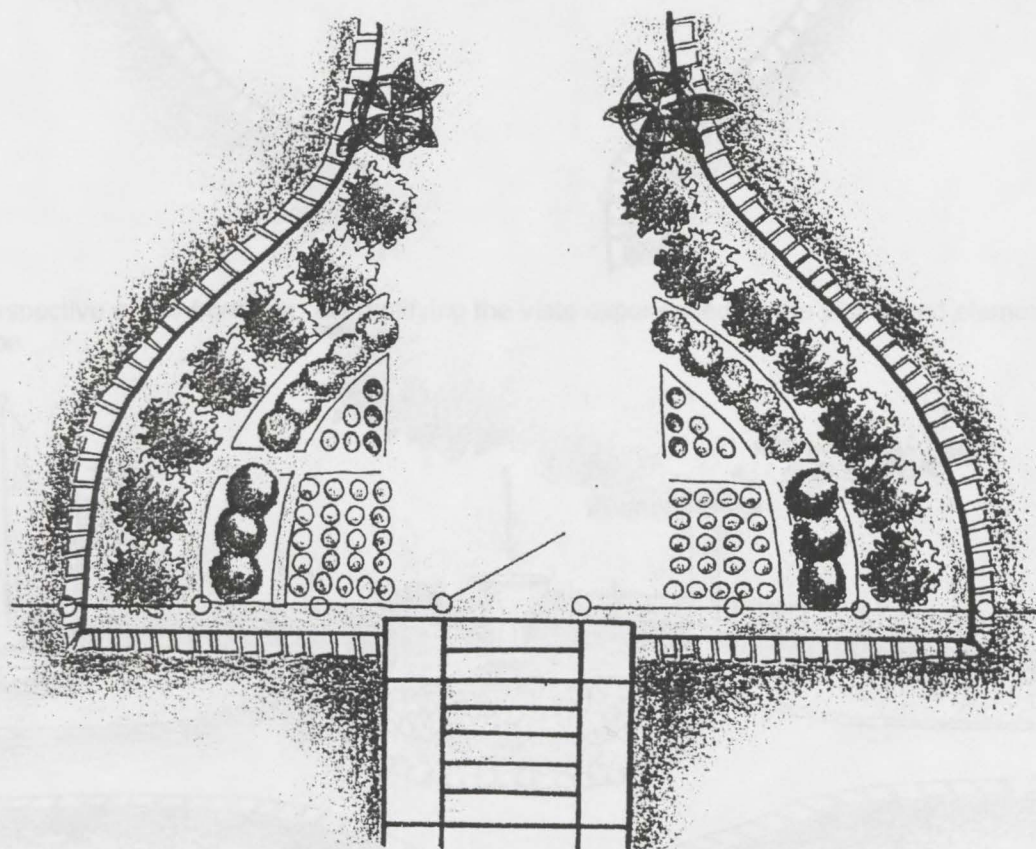


Figure 11.3

Above: Entry Garden- The iron gate opens to this central entrance point of the Warden House landscape. The space is accentuated with a lovely arrangement of shrubs and annuals.

Figure 11.4

Below: Central Rotunda - The space in front of the porch steps takes the form of a circle and showcases the watering trough in a raised planting bed. Annuals decorate the geometric forms and are surrounded by a low shrub. The porch is also fronted by a foundation planting of bridal wreath spireas.

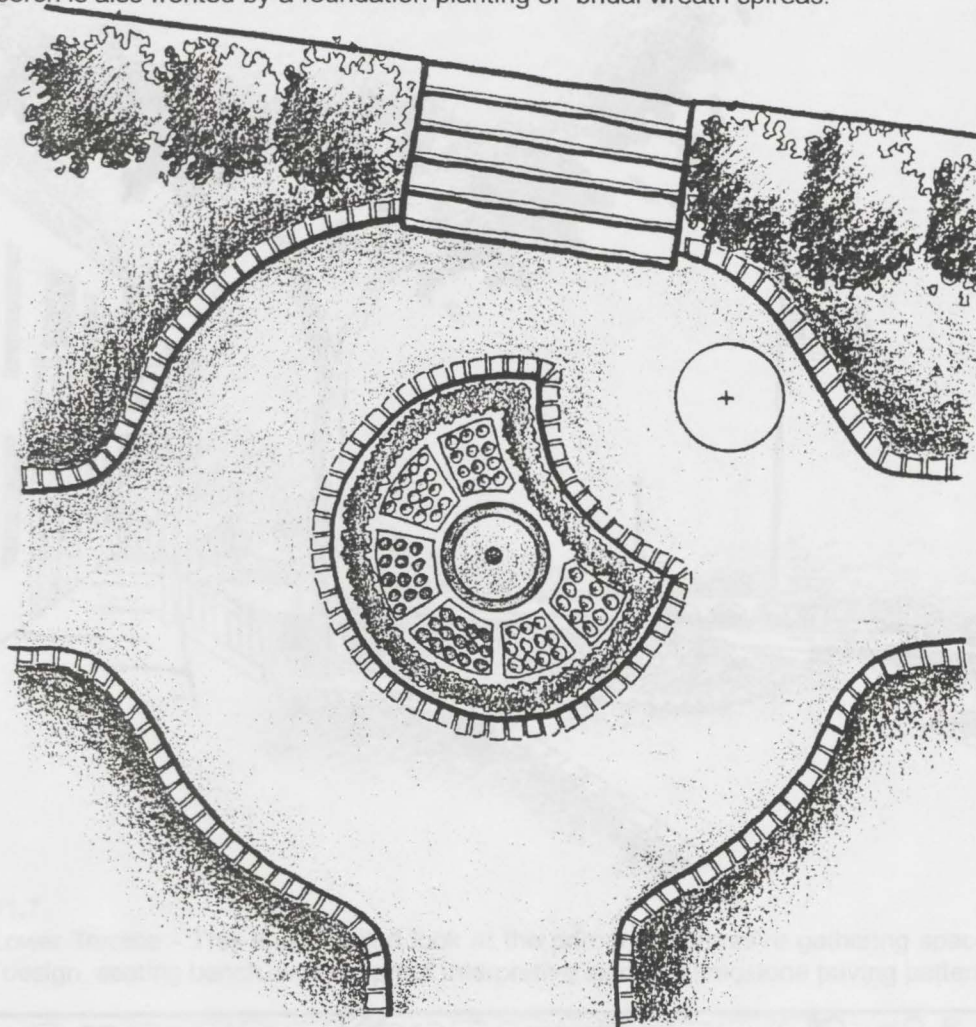


Figure 11.5

Below: A perspective of the front yard exemplifying the vista experienced by the visitor and elements of the new landscape.

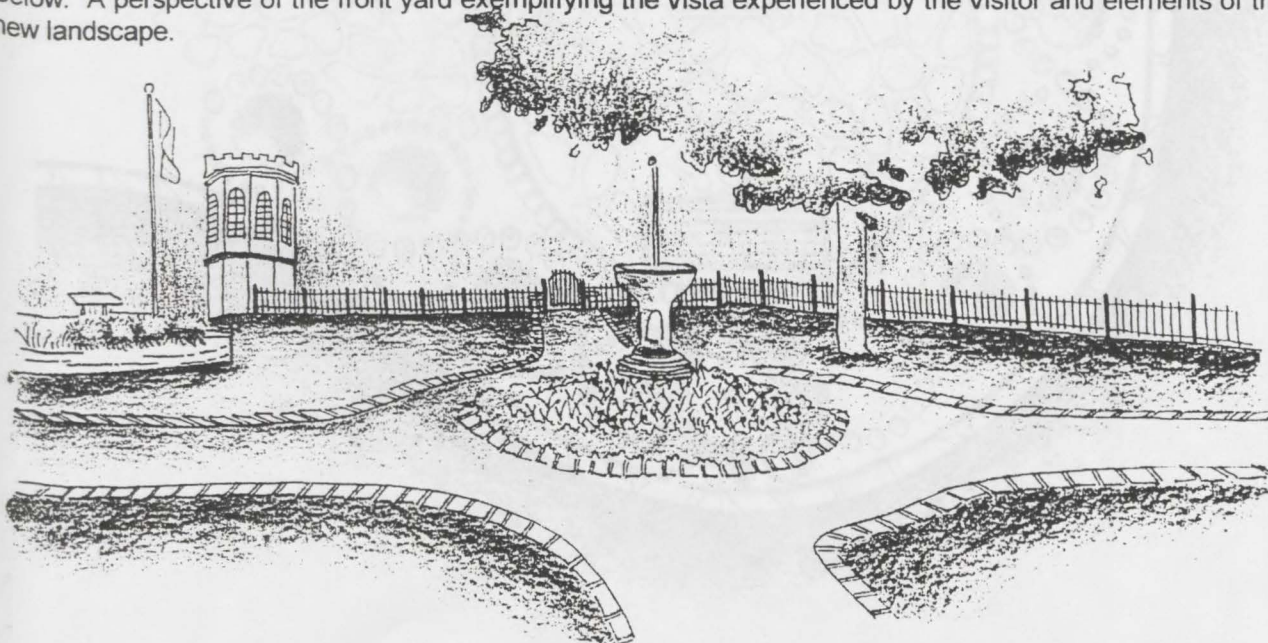


Figure 11.6

Below: A view from Laurel Street looking north across the front yard. Note the trough, flagpole and terrace.

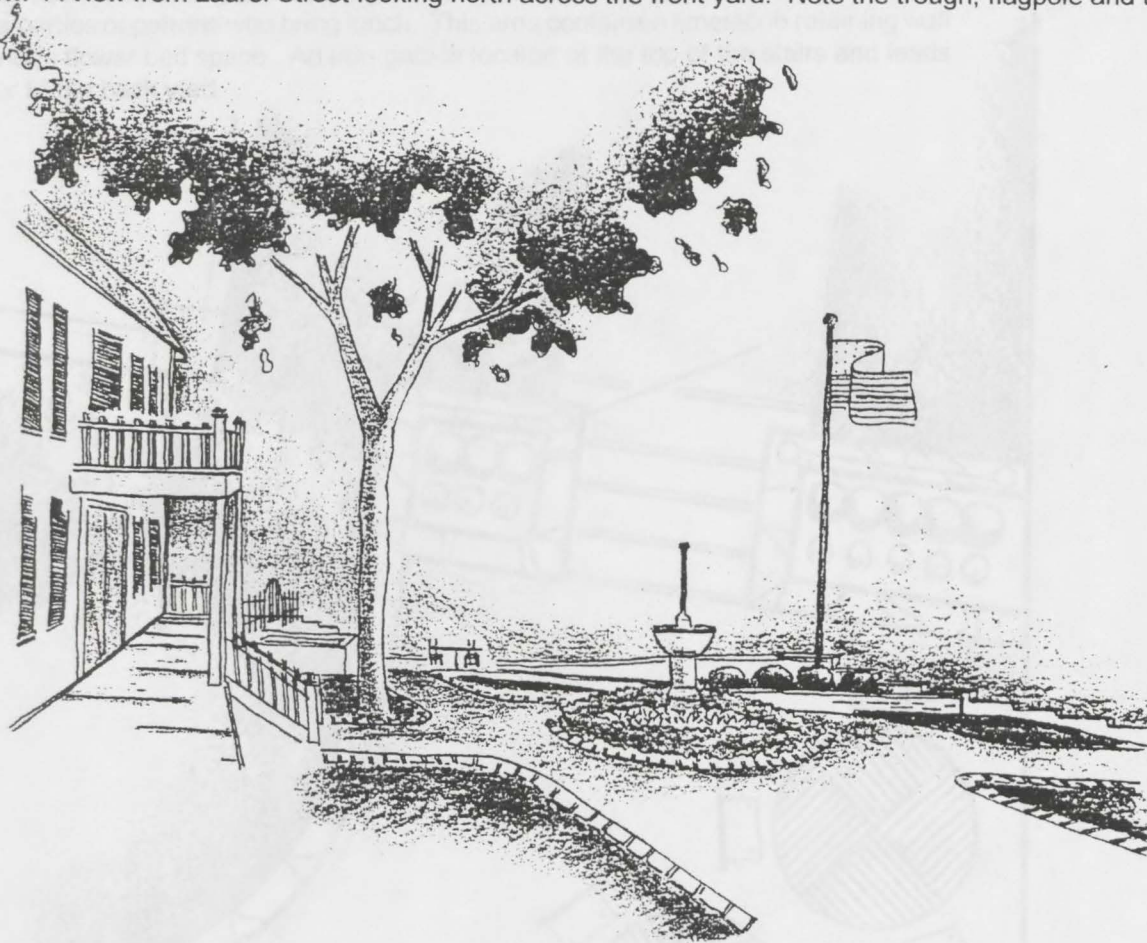


Figure 11.7

Below: Lower Terrace - This is a detailed look at the primary interpretive gathering space. Note the lovely planting design, seating bench, weatherproof interpretive sign and limestone paving pattern.

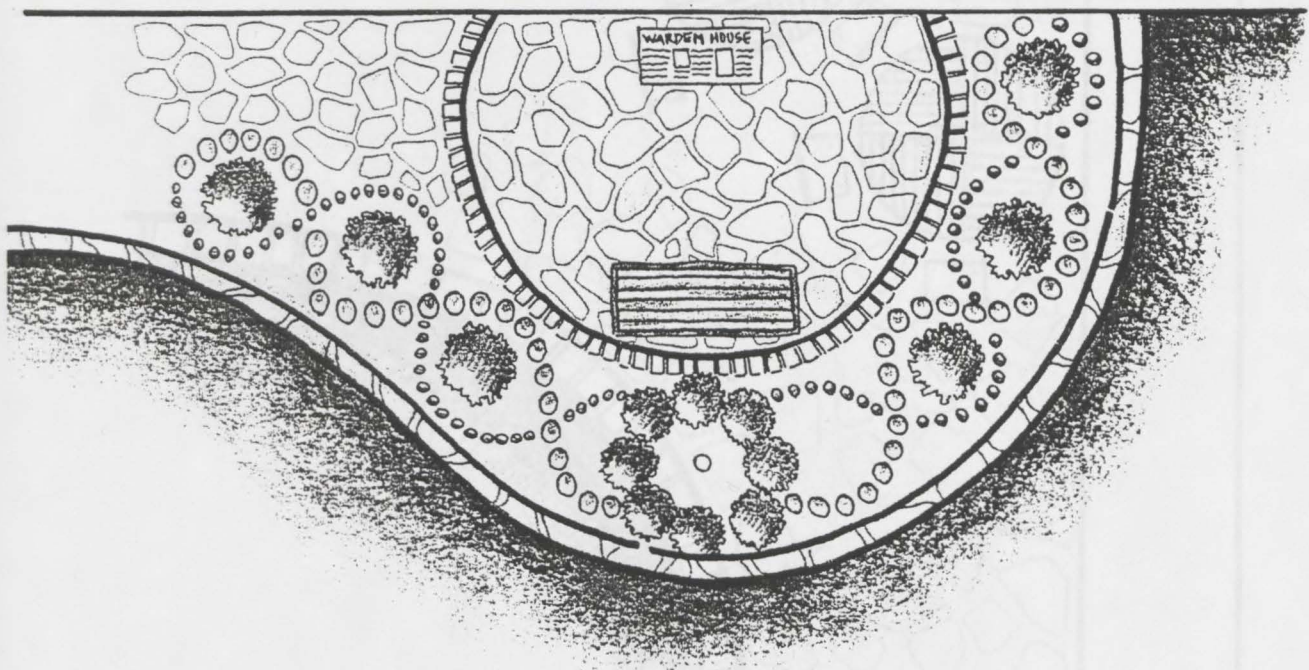


Figure 11.8

Upper Terrace - The dining patio area provides another small gathering node for sponsored tea parties or patrons who bring lunch. This area contains a limestone retaining wall that provides flower bed space. An iron gate is located at the top of the stairs and leads the visitor to the back yard.

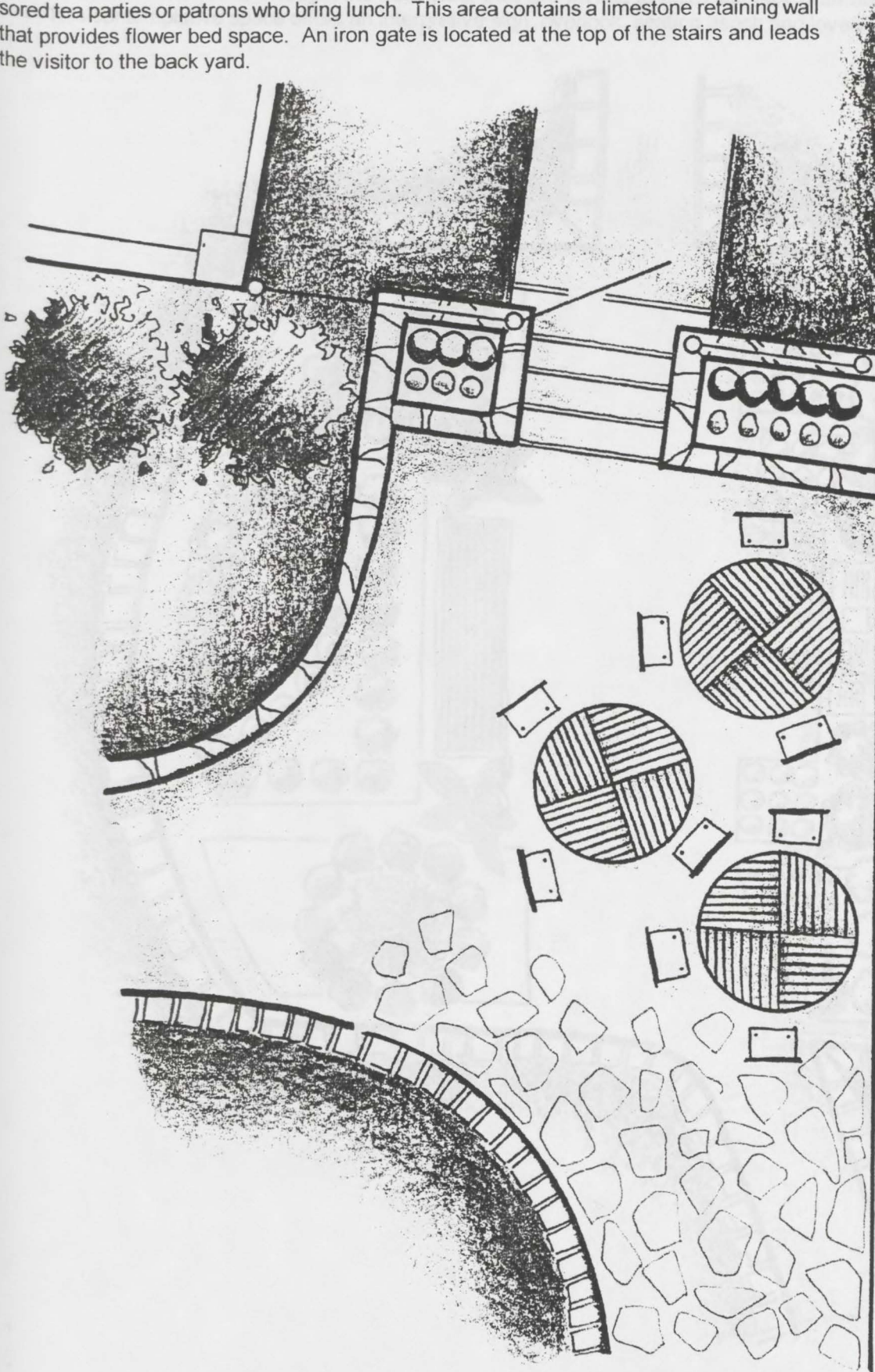


Figure 11.9

After the visitor strolls through the front yard, they are invited to enjoy the new Ruth Shubert Rose Garden. This contemplative space offers an interpretive sign, overlook, seating bench and lovely roses.

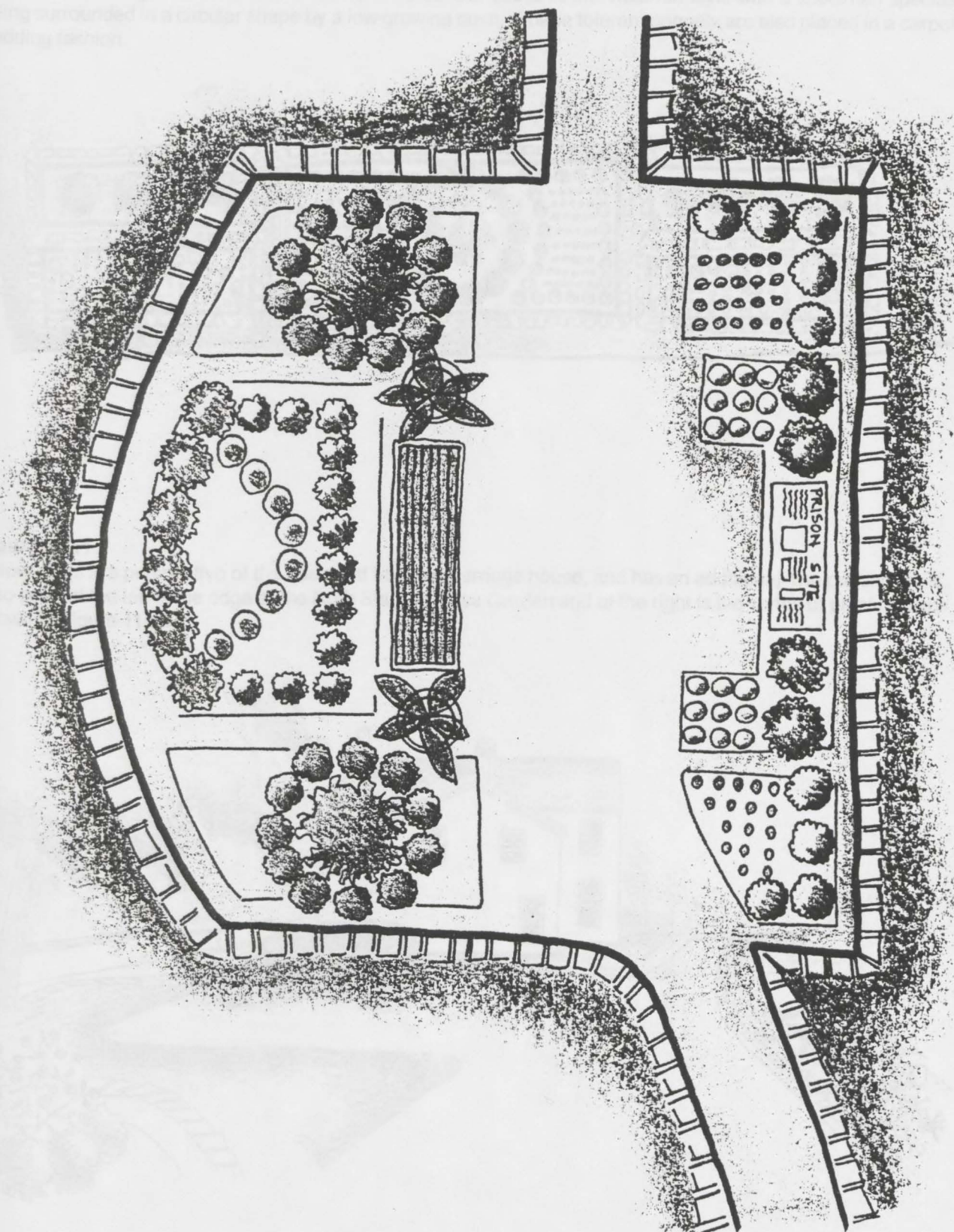


Figure 11.10

Below: This is a series of four small planting beds that flank a larger rectangular bed and offer color and contrast to the vegetated bluff that it fronts. The central bed is in the Victorian style with a specimen species being surrounded in a circular shape by a low growing bush. Shade tolerant annuals are also placed in a carpet bedding fashion.

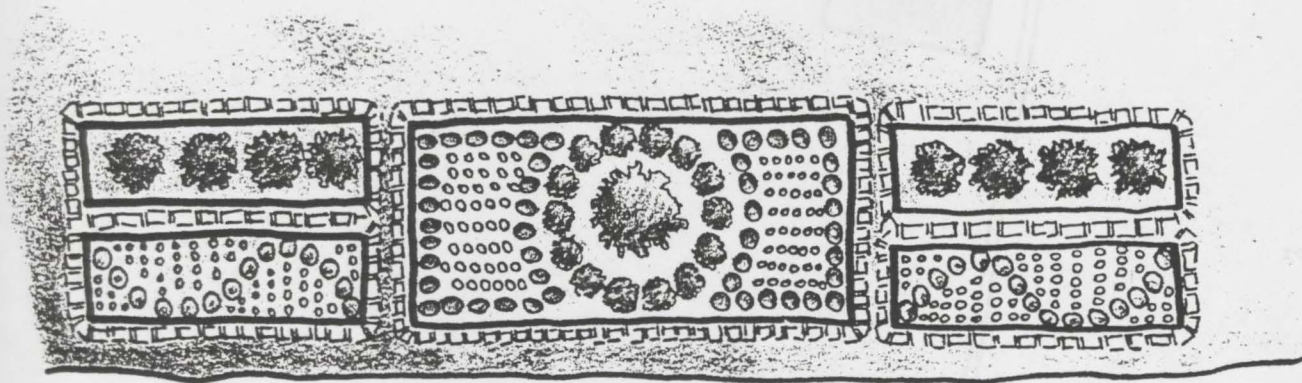


Figure 11.11

Below: This is a perspective of the backyard from the carriage house, and has an additional two parking stalls. Also seen at the left is the edge of the Ruth Shubert Rose Garden and at the right is the series of planting beds shown in Figure 11.10.



Table 1.1

Historic Period Plan Circa 1881 to 1884

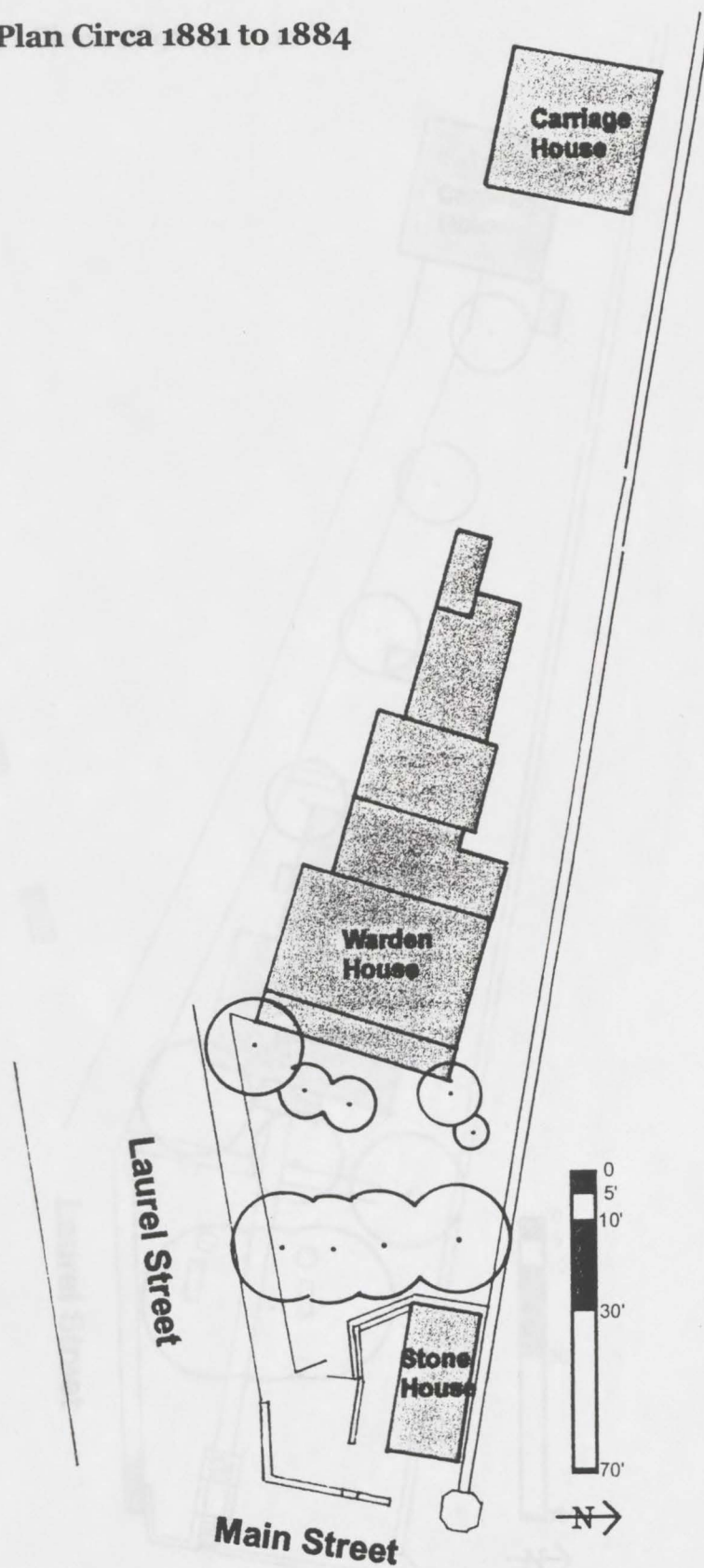


Table 1.2

Historic Period Plan Circa 1898 to 1910

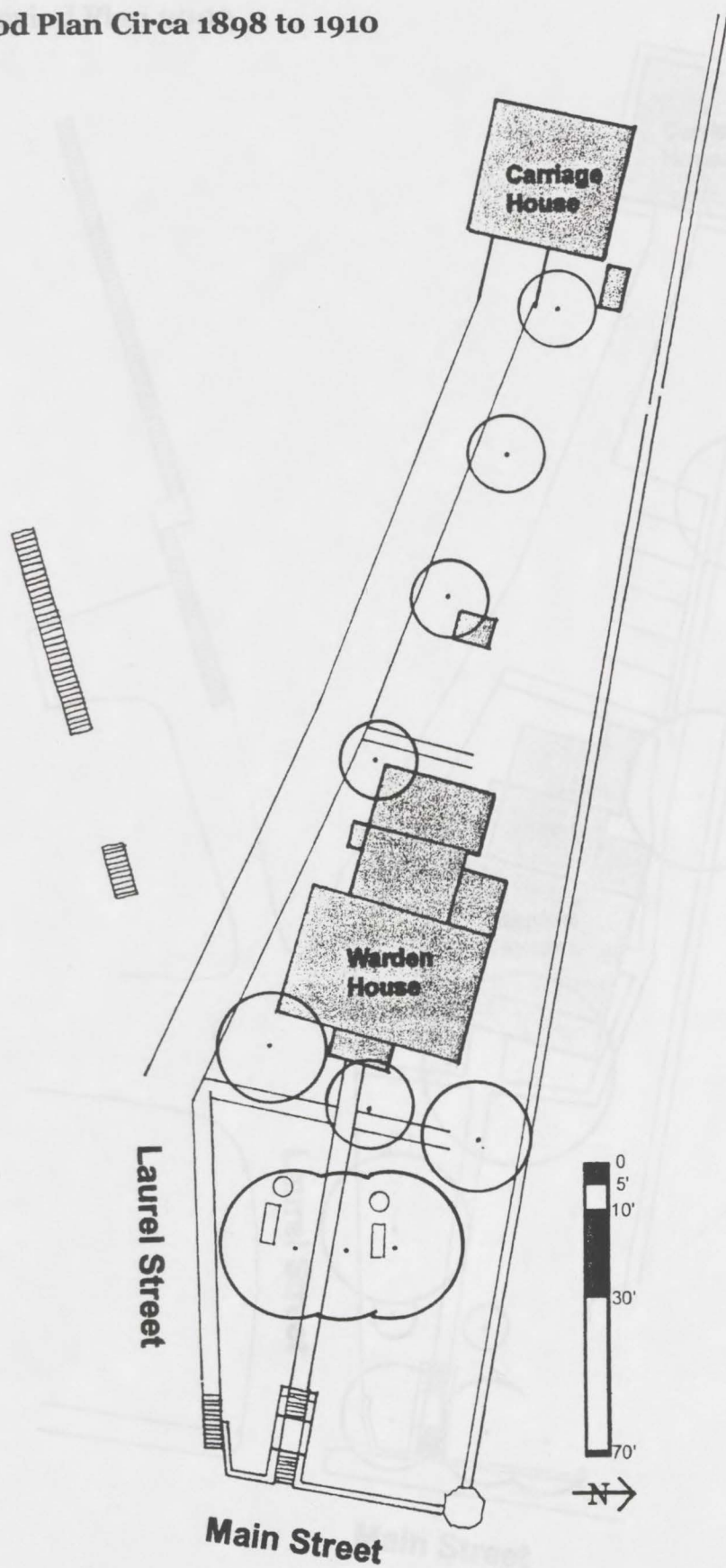
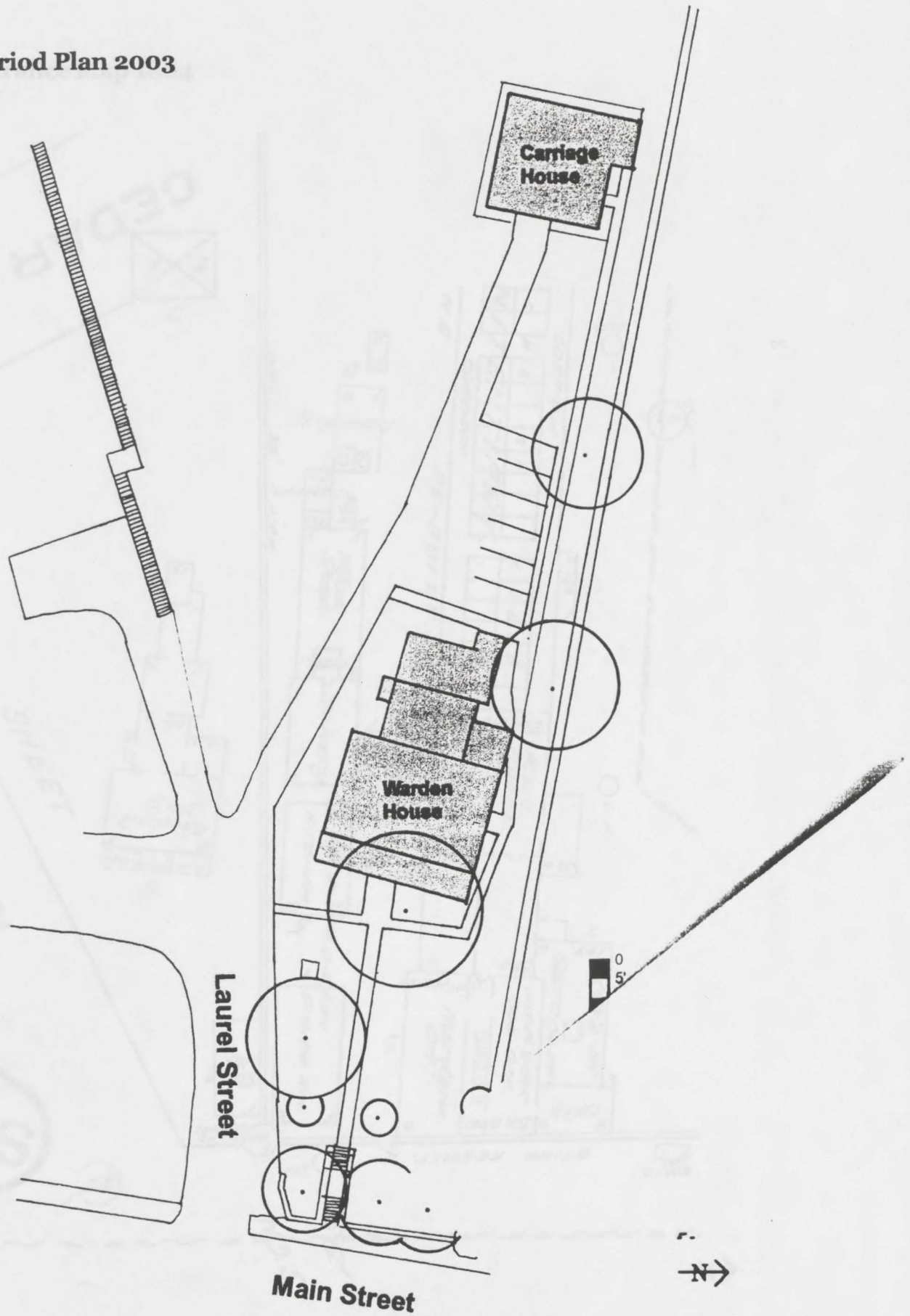


Table 1.3

Historic Period Plan 2003

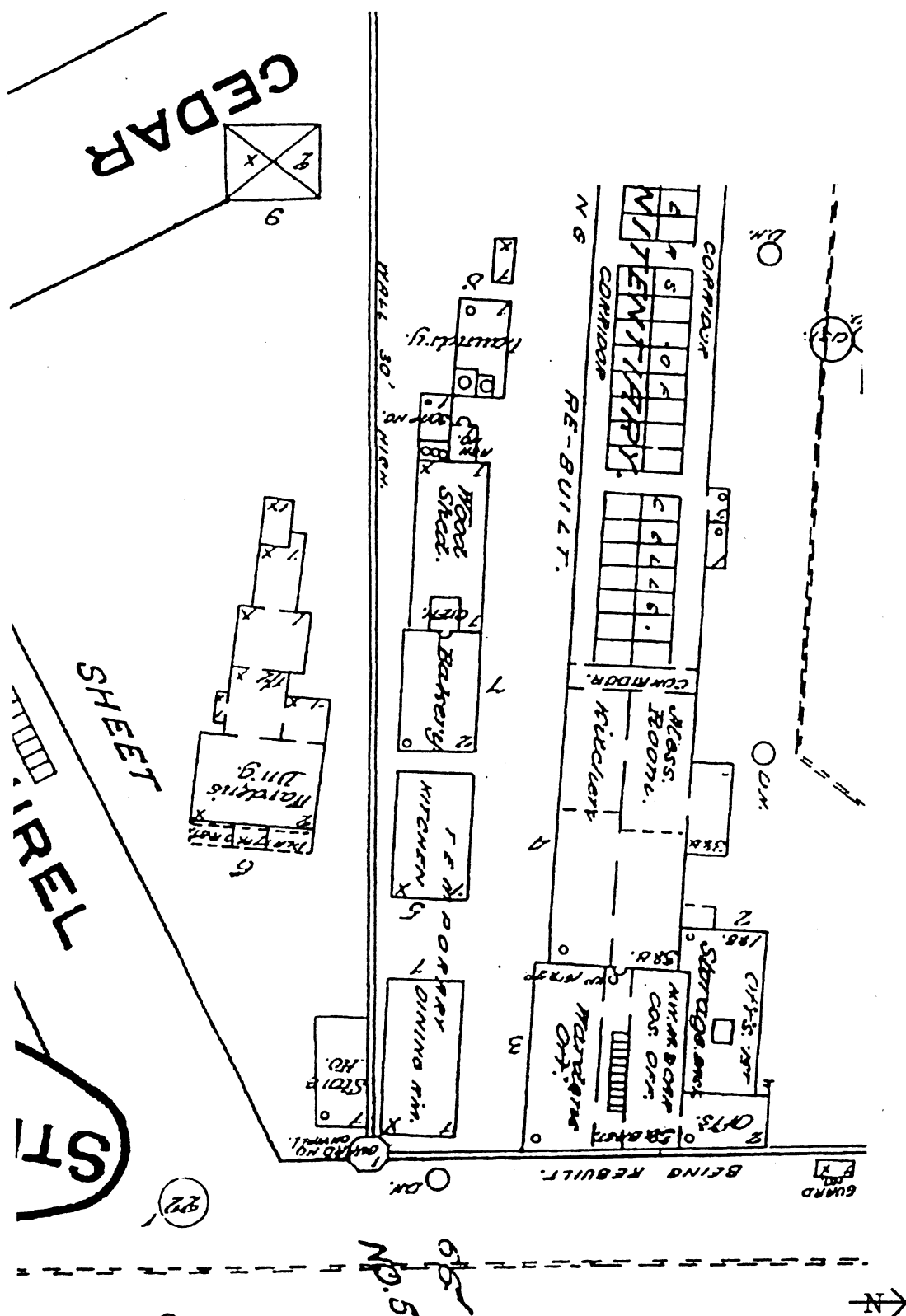
Scale Unknown



Sanborn Insurance Map 1884
Scale Unknown

Sanborn Insurance Map 1884

Scale Unknown



Scale Unknown



Washington County Surveyor's Office



Table 1.7

ALTA/ACSM Land Title Survey

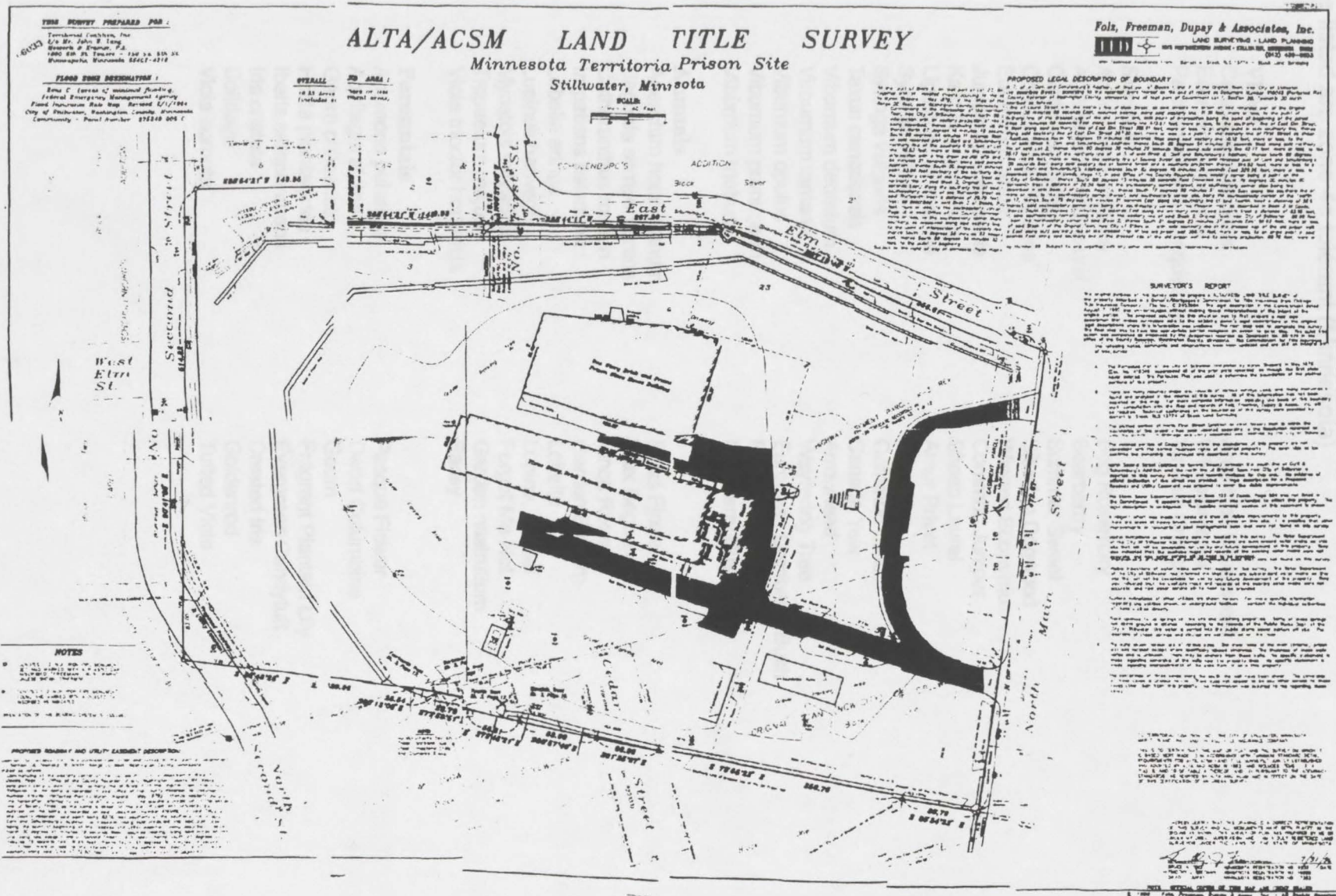


Table 1.8

Victorian Plant List

All species listed are zone 4a tolerant (Minnesota)

Vines

Celastrus scandens
Euonymus fortunei
Parthenocissus quinquefolia

American Bittersweet
Wintercreeper
Virginia Creeper

Shrubs

Andromeda polifolia
Arctostaphylos uva-ursi
Clethra alnifolia
Cornus alba 'Siberica'
Euonymus alata
Juniperus communis
Kalmia angustifolia
Ligustrum amurense
Syringa villosa
Syringa vulgaris
Taxus canadensis
Viburnum dentatum
Viburnum lantana
Viburnum opulus
Viburnum prunifolium
Viburnum triobum

Bog Rosemary
Bearberry
Summer Sweet
Siberian Dogwood
Winged Euonymus
Common Juniper
Sheep Laurel
Amur Privet
Late Lilac
Common Lilac
Canada Yew
Arrowhead
Wayfaring Tree
European Cranberry Bush
Black Haw
Cranberry Bush

Annuals

Ageratum horonianum
Begonia semperflorens
Catharanthus roseus
Impatiens balsamina
Lobelia erinus
Lupinus harwegi
Myosotis sylvatica
Tropaeolum majus
Viola tricolor hortensis

Floss Flower
Wax Begonia
Vinca Rosea
Garden Balsam
Lobelia
Lupine, annual
Forget Me Not
Garden nasturtium
Pansy

Perennials

Anemone pulsatilla
Aquilegia alpina
Geum chiloense
Hosta plantaginea
Iberis sempervirens
Iris cristata
Solidago
Viola cornuta

Pasque Flower
Dwarf Columbine
Geum
Fragrant Plantain Lily
Evergreen Candytuft
Crested Iris
Goldenrod
Tufted Viola

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